CONFIDENTIAL

PROPOSAL FOR COUNTY OF CONTRA COSTA

SHERMAN RECOVERY CENTER
(CCC AUTHORIZATION NO. WH154)

January 22, 2026



VIEW OUR FLYTHROUGH EXPERIENCE

CAHILL LCA ARCHITECTS

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Cover Letter

January 22, 2026

Jeffrey K. Acuff, Program Manager
Contra Costa County Public Works Department
Capital Projects Management Division
255 Glacier Drive
Martinez, CA 94553

Qendrese Alalusi, Project Manager
Vanir Construction Management, Inc
Email: qendrese.alalusi@vanir.com

RE: Proposal Submission – Sherman Recovery Center (CCC AUTHORIZATION NO. WH154)

Dear Mr. Acuff and Selection Committee,

Cahill Contractors LLC and LCA Architects (Cahill + LCA) are pleased to submit our proposal to serve as the Design-Build Entity for the Sherman Recovery Center.

Cahill and LCA bring a long-standing partnership built on more than a decade of successful collaboration delivering complex projects throughout the Bay Area. Together, we have completed education, civic, and community-focused facilities that require thoughtful design, careful coordination, and strong engagement with public agencies. Our work is grounded in trust, collaboration, and consistent delivery of projects that meet schedule, budget, and quality expectations.

LCA's direct experience working with Contra Costa County provides valuable insight into County processes, standards, and community priorities. When paired with Cahill's extensive experience managing complex projects, our team is well positioned to integrate design and construction seamlessly, reduce risk, and support the County throughout all phases of delivery.

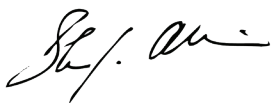
For the Sherman Recovery Center, our proposal reflects a shared commitment to:

- **Behavioral Health and Community-Focused Design:** Experience delivering sensitive, community-centered facilities that prioritize safety, dignity, and healing environments.
- **Collaborative Preconstruction and Planning:** Early alignment of design, cost, and schedule to support constructability, cost certainty, and minimal disruption to the surrounding neighborhood.
- **Proven Design-Build Leadership:** An integrated team approach supported by trusted consultants and trade partners to deliver long-term value for the County.

We appreciate the opportunity to submit this proposal and look forward to continuing our partnership with Contra Costa County. We are committed not only to delivering a successful project, but to supporting the County's broader goals for community health, resilience, and stewardship.

Thank you for your consideration.

Sincerely,
CAHILL CONTRACTORS LLC & LCA Architects (Cahill + LCA)



Blair Allison, President (Cahill)
ballison@cahill-sf.com

A Executive Summary

A Executive Summary



Contra Costa County's vision for the Sherman Recovery Center reflects a commitment to provide compassionate and effective behavioral health services in a setting that supports healing, dignity, and long-term community wellbeing. Cahill Contractors LLC (Cahill) and LCA Architects (LCA) bring an integrated Design-Build approach grounded in thoughtful, therapeutic design with cost-conscious execution. Together, our team is focused on creating a facility that balances safety, functionality, and care while supporting staff operations and minimizing impacts on the surrounding neighborhood.

Design Leadership & Relevant Experience

LCA brings extensive experience designing community-based and behavioral health facilities that require sensitivity, clarity, and close coordination with public agencies, including Contra Costa County. Relevant projects include Brookside and El Portal Mental Health Residential Care facilities and Delta Landing (Home Key). LCA's work emphasizes trauma-informed design principles, operational efficiency, and environments that support recovery and wellbeing. Their familiarity with County standards and approval processes strengthens the team's ability to advance design efficiently while maintaining quality. Cahill complements this expertise with a strong record in mission-driven projects such as the Behavior Health Building in Treasure Island, a large portfolio of affordable housing projects in the Bay Area, and other complex projects dealing with sensitive site conditions such as WildCare Wildlife Hospital in San Rafael. In every aspect of Cahill's work, we thrive on team collaboration between owners, designers and trade partners to deliver projects with disciplined execution and proactive risk management.

Design Intent for the Sherman Recovery Center

The design for the Sherman Recovery Center prioritizes safety, dignity, and clarity for residents, staff, and visitors. The facility is envisioned as a calm, supportive environment that balances privacy with opportunities for connections, using intuitive circulation, clear sightlines, and welcoming shared spaces. Design decisions are informed by the daily needs of staff and residents, ensuring the building functions efficiently while reinforcing a sense of care, respect, and stability. The project also responds thoughtfully to its context and surrounding neighborhood. While adhering closely to the Criteria Documents issued as part of the Request for Proposal, the Cahill + LCA team proposes alternatives to the site planning and building layout that enhance and promote social interactions, increase natural light while adhere to code requirements such as fire response access.

Design-Build Approach

For more than a decade, Cahill and LCA have collaborated on multiple public projects together and have a proven track record on our working relationship. The seamlessness of our design collaboration is evident in our proposal response, where we have effectively created an enhanced design scheme within a short time frame. As a fully integrated Design-Build team, we align design decisions with cost, schedule, and constructability from the earliest stages. Real-time cost modeling and constructability reviews allow the team to validate design solutions as they are developed, reducing risk and supporting informed County decision-making. This collaborative approach helps maintain design intent while providing the County with cost certainty and schedule confidence throughout project delivery.

Outreach Program & Meeting Mandatory Subcontracting Minimum

Our team understands the importance of achieving the 30% Mandatory Subcontracting Minimum participation by MBE, WBE, OBE, SBE, LBE, and DVBE firms. We specializes in delivering community-based projects throughout the Bay Area—including San Francisco and Oakland—where meeting and exceeding participation goals is a critical project requirement.

Our procurement and outreach process is intentionally structured to maximize meaningful opportunities for certified and local firms within the communities where we build. This approach emphasizes early engagement, clearly defined bid packages, and targeted outreach, and has consistently resulted in successful attainment of participation goals. Our proven track record demonstrates that this system is both effective and repeatable across public-sector projects.

Sustainability & Long-Term Value

The proposed design supports the County's sustainability goals through a LEED BD+C Silver approach that emphasizes energy efficiency, durability, and long-term operational performance. Our team understands the County's LEED process and documentation requirements and includes professionals who specialize in sustainable design, coordination, and certification. Cahill and LCA bring team members who are LEED Accredited Professionals and have successfully guided public projects through the LEED process, from early strategy through final certification. Building on the LEED Scorecard and strategies outlined in the Criteria Documents, we have incorporated Sustainable strategies that exceed LEED Silver goal in a practical, cost-conscious manner, focusing on systems and materials that reduce lifecycle costs while enhancing comfort and reliability for occupants. These decisions reinforce the County's commitment to stewardship and long-term value. Some of these strategies include preserving existing mature trees, biophilic outdoor spaces, maximizing day lighting and reducing water usage.

Conclusion

Cahill and LCA are committed to partnering with Contra Costa County to deliver a facility that supports recovery, serves the community, and reflects the County's values. Our integrated team brings the experience and care required to deliver a successful Sherman Recovery Center, and we look forward to this partnership through design, construction, and beyond.

B Certifications

DOCUMENT 004540

DESIGN BUILDER CERTIFICATIONS

TO BE EXECUTED BY ALL DESIGN BUILDERS AND SUBMITTED WITH PROPOSAL

The undersigned Design Builder certifies to the COUNTY OF CONTRA COSTA ("County"), as is set forth in paragraphs 1 through 12 below all under the penalty of perjury that:

1. **CERTIFICATE OF NON-DISCRIMINATION:** There will be no discrimination in employment with regard to race, color, religion, gender, sexual orientation, or national origin; that all federal, state, and local laws, regulations, directives, and executive orders regarding non-discrimination in employment will be complied with; and that the principle of equal opportunity in employment will be demonstrated positively and aggressively.

2. **STATEMENT OF CONVICTIONS:** No final, unappealable finding of contempt of court by a Federal Court has been issued against Design Builder within the past two years because of failure to comply with an order of a Federal Court or to comply with an order of the National Labor Relations Board.

3. **PREVIOUS DISQUALIFICATION:** Neither the below indicated Design Builder or any of its officers or employees with a proprietary interest in such Design Builder has ever been disqualified, removed or otherwise prevented from bidding on, or completing a Federal, State, or local government project because of a violation of law or a safety regulation except as indicated on the separate sheet attached hereto entitled "Previous Disqualifications." If such exceptions are attached, please explain the circumstances.

4. **CERTIFICATION OF WORKER'S COMPENSATION INSURANCE:** I am aware of the provisions of Labor Code § 3700 which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Contract.

5. **CERTIFICATION OF PREVAILING WAGE RATES AND RECORDS:** I am aware of the provisions of California State Labor Code § 1773 and/or Federal Code 40 U.S.C. § 3142, which requires the payment of prevailing wage on public projects. Also, that the Design Builder and all of its Subcontractors shall comply with California State Labor Code § 1776 and/or Federal Labor Code 29 CFR Part 516, regarding wage records, and with California State Labor Code § 1777.5 and/or Federal Labor Code 29 C.F.R. § 5.2(j), regarding the employment and training of apprentices. It is the Design Builder's responsibility to ensure compliance by any and all subcontractors performing work under this Contract. I hereby certify that I will conform to the State of California Public Works Contract requirements regarding prevailing wages, benefits, on-site audits with 48-hours' notice, payroll records, and apprentice and trainee employment requirements, for all Work on the above Project.

6. **CERTIFICATION OF APPRENTICESHIP PROGRAM PARTICIPATION:** Design Builder is a party to an agreement with a registered apprenticeship program approved by the California Apprenticeship Council which has graduated apprentices in each of the preceding five years (provided that this graduation requirement shall not apply to programs providing apprenticeship training for any craft that has been deemed by the Department of Labor and the Department of Industrial Relations to be an apprenticeable craft in the five years prior to enactment of Public

Contract Code § 20133), and that attached hereto is a copy of that agreement, which is true and correct and in full force and effect.

7. **CERTIFICATION OF ACCEPTABLE SAFETY RECORD:** Design Builder's experience modification rate for the most recent three-year period is an average of 1.00 or less, and its average Total Recordable Injury/Illness rate and average lost work rate for the most recent three-year period does not exceed the applicable statistical standards for its business category or if the Design Builder is a party to an alternative dispute resolution system as provided for in Labor Code § 3201.5.

8. **CERTIFICATION REGARDING SELECTION PROCESS.**

[Please check and/or complete <u>one</u> of the following]

_____ Design Builder has no objections or protests to any Design Builder selection procedure, process or requirement, or any other aspect of the Design Builder selection process and does not object to any aspect of the Design Builder selection process.

Attached as an appendix to its Proposal, consisting of 2 pages, is a detailed description of all of Design Builder's objections or protests regarding any aspect of the Design Builder selection process. **Design Builder must attach an appendix to its Proposal if this item is checked and comply with paragraph 20 of Document 002100 (Request for Proposals).**

9. **CERTIFICATION REGARDING MATERIAL CHANGES.**

[Please check and/or complete the following]

x All information Design Builder submitted to County in connection with the Pre-Qualification process, including without limitation its Pre-Qualification Questionnaire, and any modifications, amendments or supplements thereto remains true and correct in all material respects as of the date of submitting its Proposal. All financial information Design Builder submitted to County in connection with the Pre-Qualification process remains an accurate representation of the financial strength of Design Builder and its core Subcontractors and Subconsultants.

Except as identified in Design Builder's Material Changes List submitted with Design Builder's Proposal, submitted as provided in Document 002100 (Request for Proposals), all information Design Builder submitted to County in connection with the Pre-Qualification process, including without limitation its Pre-Qualification Questionnaire, and any modifications, amendments or supplements thereto remains true and correct in all material respects as of the date of submitting its Proposal. Except as identified in Design Builder's Material Changes List submitted with Design Builder 's Proposal, submitted as provided in Document 002100 (Request for Proposals), all financial information Bidder submitted to County in connection with the Pre-Qualification process remains an accurate representation of the financial strength of Design Builder and its core Subcontractors and Subconsultants.

10. **CERTIFICATION REGARDING USE AND OWNERSHIP OF INFORMATION:** All rights to information developed, disclosed or provided in the undersigned's Proposal and the attendant submissions are the property of County, unless Design Builder makes specific reference to data that is considered proprietary. To the extent the undersigned Design Builder claims any copyright, patent or other property right in any portion of its Proposal, submission of a Proposal constitutes Design Builder's express (a) grant and assignment of a perpetual, transferable (in whole or in part), non-exclusive, royalty-free license to County for all such portions, and (b) agreement that County may use any such intellectual property without charge for any lawful

purpose in connection with its County project, including without limitation to the creation of derivative works and issuance of sublicenses.

11. **CERTIFICATION REGARDING GOVERNMENT CODE SECTION 4420:** Design Builder does not have serious or willful violations of Part 1 (commencing with § 6300) of Division 5 of the Labor Code, during the past five-year period or Design Builder is taking appropriate corrective action to prevent further violations of Part 1 of Division 5 of the Labor Code; Design Builder's workers' compensation experience modification factor is below 1.25 or Design Builder's experience modification rate is 1.25 to 1.75 and Design Builder is taking all appropriate action to reduce employee workplace injuries, illnesses and workers' compensation losses; and Design Builder has an injury prevention program in place pursuant to Labor Code § 3201.5 or § 6401.7.

12. **CERTIFICATION REGARDING HAZARDOUS MATERIALS**

12.1 Design Builder hereby certifies that no Asbestos, or Asbestos-Containing Materials, polychlorinated biphenyl (PCB), or any material listed by the federal or state Environmental Protection Agency or federal or state health agencies as a hazardous material, or any other material defined as being hazardous under federal or state laws, rules, or regulations ("New Hazardous Material"), shall be furnished, installed, or incorporated in any way into the Project or in any tools, devices, clothing, or equipment used to affect any portion of Design Builder 's work on the Project for County.

12.2 Design Builder further certifies that it has instructed its employees with respect to the above-mentioned standards, hazards, risks, and liabilities.

12.3 Asbestos and/or asbestos-containing material shall be defined as all items containing but not limited to chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. Any or all material containing greater than one-tenth of one percent (.1%) asbestos shall be defined as asbestos-containing material.

12.4 Any disputes involving the question of whether or not material is New Hazardous Material shall be settled by electron microscopy or other appropriate and recognized testing procedure, at the County's determination. The costs of any such tests shall be paid by Design Builder if the material is found to be New Hazardous Material.

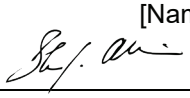
12.5 All Work or materials found to be New Hazardous Material or Work or material installed with equipment containing "New Hazardous Material" will be immediately rejected and this Work will be removed at Design Builder 's expense at no additional cost to the County.

13. **DEFINITIONS**

All capitalized terms not otherwise defined in these Design Builder Certifications shall have the meanings provided in Document 002100 (Request for Proposals) or Section 014200 (References and Definitions).

Design Builder: Cahill Contractors LLC

[Name of Design Builder]

By: 

[Signature]

Name: Blair Allison

[Printed Name]

Its: President

[Title]

Dated: January 22, 2026

END OF DOCUMENT

C Exceptions to Criteria Manual and Criteria Documents

C Exceptions to Criteria Manual and Criteria Documents

1. Statement of any and all exceptions to the Criteria Manual and Criteria Documents.

Legal/Contractual Exceptions: Please see section M for list of exceptions.

Design/Technical Exceptions: The Cahill + LCA team has no exceptions to the Criteria Manual and Criteria Documents. We are fully prepared and willing to execute final design and construction in strict adherence to the Criteria Document design and specifications should it be the County's desire that we do so.

2. Material Changes Statement

Cahill Contractors LLC and LCA Architects confirm that, since submission of the RFQ, the Design-Build Team has made the following material change: the previously proposed **healthcare consultant, Karen Reed,** is no longer part of the team. **ENGEO** has been added as the project's geotechnical and environmental consultant. This change does not impact the team's ability to meet the project requirements, schedule, or scope and further strengthens the team's technical expertise in geotechnical engineering and site coordination.

In addition, the team has added two key personnel, **Walter Jones Jr. and Aaron Williams**. Walter Jones Jr. is a construction document specialist who will be responsible for the quality, coordination, and completeness of the final design documents and specifications. He recently completed the Brookside MHRC construction documents, which were recently bid by the County, and collaborated closely with Cahill during the final design and construction of Fremont High School, including through Design Assist delivery of client-added project increments.

Aaron Williams has worked extensively with Contra Costa County Health Services and Public Works Capital Projects to develop building programs, space adjacencies, and facility designs for the Brookside MHRC and El Portal MHRC projects. His work included touring other County residential facilities, interviewing staff, and evaluating existing spaces and operational needs. The Criteria Documents for the Sherman Recovery Center reflect the outcomes of this collaboration with the County's Behavioral Health leadership and Public Works Department to define future facility needs.

D “Favorable/Unfavorable” Factors

D "Favorable/Unfavorable" Factors



1. 20.2.1 Green Building Criteria/LEED BD+C Silver: Plan and LEED scorecard outlining approach to achieve LEED BD+C Silver.

Cahill + LCA integrates sustainability into all aspects of our work, ensuring projects are socially, economically, and environmentally responsible. Our approach prioritizes minimizing environmental impact while maintaining high standards of quality, durability, and efficiency. Sustainability is embedded in our professional practice, guiding decisions from preconstruction through construction and project closeout.

Integrated Process

Sustainable design is a core part of every project we undertake. We coordinate early with design and development teams to establish sustainability goals, assess requirements, identify practical opportunities, and determine additional measures where feasible. This integrated process ensures that environmental performance, energy efficiency, and long-term durability are considered throughout the project lifecycle.

Commitment to Sustainable Solutions

Cahill + LCA has extensive experience delivering projects that maximize energy efficiency, indoor air quality, and material recycling. We are well-versed in sustainability programs such as LEED and GreenPoint Rated, and we evaluate alternative materials, construction methods, and MEP systems to achieve project goals.

LEED BD+C Silver Plan & Scorecard

Please see Section M Other for LEED scorecard draft.

Criteria Document section F. Sustainability Design has outlined a clear path to obtain LEED Silver V5, detailing various opportunities to obtain a higher goal. Our team has elected to pursue LEED v4 Silver for this project per AD 3-7. This decision aligns with the County's current guidance and allows the project to proceed efficiently within a well-established certification framework.

During early planning, our preliminary sustainability assessment and internal tracking were informed by LEED v5 criteria. Based on this effort, we believe the project is fundamentally positioned to meet many of the intent-based goals of LEED v5. Should the County elect to pursue LEED v5 at a later date, our team believes this may be achievable with additional documentation, coordination, and effort subject to confirmation of project priorities and resources. Alternatively, LEED Home certification can also be a cost-effective path due to the nature of the project being a single-story structure that fits LEED's definition of a single-family house.

Meanwhile, for the purpose of our LEED analysis, our team has followed the current scorecard in the Criteria Document, identifying the following points as "highly yes" that may stretch our certification level from Silver to Gold.

Location and Transportation (LT): +2 points

LTc2: Equitable Development:

The Phase II Environmental Site Assessment report (Exhibit D) has shown presence and extent of contamination in the soil. With the site being a Brownfield, the project will qualify for (2) added points in this category.

Energy and Atmosphere (EA): +1 point

EAc6: Grid-Interactive:

A Building Maintenance System is specified to provide an on-going HVAC control and electricity monitoring per the Criteria Document. The team would work with the County's maintenance group to develop a plan to reduce the project's peak electricity demand and address seasonal variables in electrified grid projections.

Material and Resources (MR): +4 point

MRc3: Low-Emitting Materials : (+1 point)

Our team will specify low-VOC emitting products in paints/coating, flooring, and ceiling to meet the baseline (1) point targeted in the Criterial Document. In addition, (1) more point can be obtained by choosing (2) more areas of products in the following categories: adhesives /sealants, walls, insulation and composite wood.

MRc4: Building Product Selection and Procurement: (+2 point)

Our team could specify sustainable interior building products that are multi-attribute for optimizing the value in credit calculation and aiming for 4-product categories for a total of (4) points.

MRc5: Construction and Demolition Waste Diversion: (+1 point)

Cahill could strive to divert at least 75% of the total construction and demolition materials, working with qualified subcontractors to sort construction waste on-site and send to single-material recyclers.

Indoor Environmental Quality (EQ): +4 point

IEQc2: Occupant Experiences: (+2 points)

The proposed design scheme has infused Biophilic design principals that meet County's vision for the project (4 points). The Recovery center's program spaces consisting of a wide variety of shared functions ranging from quiet Sensory room to active social spaces, ie the community room, art room and lounges, could qualify us for (1 point) under the Adaptable Environment.

With the enhanced building orientation, our design could also qualify for (1) point on quality views, with the matured oak trees in the front, the Iron Horse Trail in the back, and planting on the north side.

Among other credit options under Thermal, Sound and Lighting Environment, the team will coordinate with the mechanical, acoustic, and electrical consultants to obtain the last (1) point and confirm all the available credits can be achieved in this category.

IEQc4: Resilient Spaces: (+1 point)

The project will have operable windows in all of the perimeter rooms.

IEQc5: Air Quality Testing and Monitoring: (+1 point)

To receive the full (2) points of credit in this category, an Indoor Air Quality testing will need to be conducted to confirm particulate matter and inorganic gasses levels are meeting the requirement; alternatively, the owner can elect on Continuous Indoor Air Monitoring for (1) point.

Project Priority (PR): +1 point

Cahill would work with our trade partners to divert at least 80% of the total construction and demolition material, earning (1) point for exemplary performance credit.

The Cahill + LCA team brings extensive experience delivering LEED Silver–equivalent and higher-performing facilities. Together, the team collaborated on sustainable strategies for Fremont High School to support a Net Zero Ready campus and achieve certification as a California High Performance School*, with a strong emphasis on indoor environmental quality. Additional Net Zero Ready public projects have been completed in Albany, San Pablo, and Novato.

LCA has also delivered multiple LEED Silver projects, including the County's San Pablo Fire Station, Marin County's Jonas Center, and UC Berkeley's Enclave Student Housing. Cahill has completed numerous projects achieving GreenPoint ratings and LEED certification, including:

Selected Cahill LEED-Certified Projects

- LEED Platinum
  - Potrero Block B
  - 180 Jones
  - 300 Ivy Condominiums
  - David Brower Center
  - Tassafaronga Village
- LEED Gold
  - Eddy & Taylor Family Apartments
  - Oakland Museum of California
  - Spring Lake Village
  - Sunnydale Parcel Q
  - Transbay Block 6

The team is supported by six LEED-accredited design professionals and three LEED-accredited construction professionals, backed by firms with additional LEED-accredited expertise.

2. Skilled Labor Availability & Safety Record

Cahill Contractors confirms active participation in a registered apprenticeship program approved by the California Apprenticeship Council, with graduates in each of the preceding five years, as certified in Document 004540. We are signatory to the Carpenters, Laborers, and Operating Engineers Unions, ensuring access to a skilled, reliable workforce.

Safety is integral to Cahill's culture and project delivery. **Our current EMR for 2025 is 0.52**, with total recordable incident and lost workday rates consistently below industry averages. Several of our housing projects, including 1633 Valencia, Depot Road, Madrone, and Shirley Chisholm, have met the California Voluntary Protection Program (Cal/VPP) requirements, earning state and national recognition. This demonstrates our commitment to maintaining safe worksites, protecting our workforce, and ensuring uninterrupted, high-quality project delivery.

3. Schedule Compliance

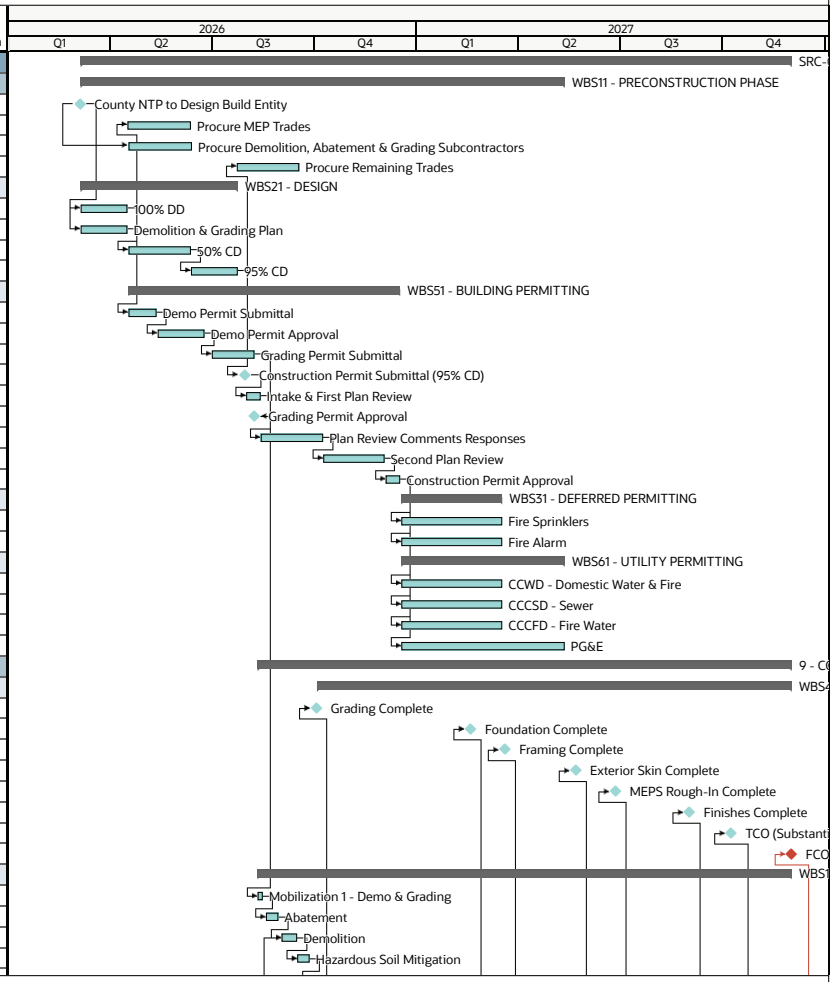
Please see our schedule on the following pages.

CPM Schedule

CAHILL

Sherman Recovery Center- PROPOSAL 21-Jan-26

ID	Name	Planned Duration	Remaining Duration	Start	Finish
SRC-01 - Sherman Reco...	Sherman Recovery Center- PROPOSAL	438d	438d	05-Mar-26	01-Dec-27
WBS11 - PRECONSTR...	PRECONSTRUCTION PHASE	299d	299d	05-Mar-26	11-May-27
A1660	County NTP to Design Build Entity	0d	0d	05-Mar-26	
A1620	Procure MEP Trades	40d	40d	15-Apr-26	10-Jun-26
A1630	Procure Demolition, Abatement & Grading ...	40d	40d	16-Apr-26	11-Jun-26
A1640	Procure Remaining Trades	40d	40d	22-Jul-26	16-Sep-26
WBS21 - DESIGN	DESIGN	98d	98d	05-Mar-26	22-Jul-26
A1200	100% DD	30d	30d	05-Mar-26	15-Apr-26
A1210	Demolition & Grading Plan	30d	30d	05-Mar-26	15-Apr-26
A1600	50% CD	39d	39d	16-Apr-26	10-Jun-26
A1610	95% CD	28d	28d	11-Jun-26	22-Jul-26
WBS51 - BUILDING P...	BUILDING PERMITTING	169d	169d	16-Apr-26	16-Dec-26
A1670	Demo Permit Submittal	18d	18d	16-Apr-26	11-May-26
A1220	Demo Permit Approval	28d	28d	12-May-26	22-Jun-26
A1230	Grading Permit Submittal	28d	28d	29-Jun-26	06-Aug-26
A1240	Construction Permit Submittal (95% CD)	0d	0d		29-Jul-26
A1250	Intake & First Plan Review	10d	10d	30-Jul-26	12-Aug-26
A1680	Grading Permit Approval	0d	0d		06-Aug-26
A1260	Plan Review Comments Responses	40d	40d	12-Aug-26	07-Oct-26
A1280	Second Plan Review	37d	37d	08-Oct-26	02-Dec-26
A1270	Construction Permit Approval	10d	10d	03-Dec-26	16-Dec-26
WBS31 - DEFERRED ...	DEFERRED PERMITTING	60d	60d	17-Dec-26	16-Mar-27
A1340	Fire Sprinklers	60d	60d	17-Dec-26	16-Mar-27
A1350	Fire Alarm	60d	60d	17-Dec-26	16-Mar-27
WBS61 - UTILITY PE...	UTILITY PERMITTING	100d	100d	17-Dec-26	11-May-27
A1370	CCWD - Domestic Water & Fire	60d	60d	17-Dec-26	16-Mar-27
A1380	CCCSD - Sewer	60d	60d	17-Dec-26	16-Mar-27
A1690	CCCFD - Fire Water	60d	60d	17-Dec-26	16-Mar-27
A1360	PG&E	100d	100d	17-Dec-26	11-May-27
9 - CONSTRUCTION P...	CONSTRUCTION PHASE	328d	328d	10-Aug-26	01-Dec-27
WBS41 - CONSTRUC...	CONSTRUCTION MILESTONES	289d	289d	02-Oct-26	01-Dec-27
A1460	Grading Complete	0d	0d		02-Oct-26
A1480	Foundation Complete	0d	0d		17-Feb-27
A1490	Framing Complete	0d	0d		19-Mar-27
A1500	Exterior Skin Complete	0d	0d		21-May-27
A1510	MEPS Rough-In Complete	0d	0d		25-Jun-27
A1400	Finishes Complete	0d	0d		31-Aug-27
A1410	TCO (Substantial Completion)	0d	0d		07-Oct-27
A1420	FCO (Final Completion)	0d	0d		01-Dec-27
WBS1 - Sherman Rec...	Sherman Recovery Center	328d	328d	10-Aug-26	01-Dec-27
A1720	Mobilization 1 - Demo & Grading	5d	5d	10-Aug-26	14-Aug-26
A1700	Abatement	10d	10d	17-Aug-26	28-Aug-26
A-11	Demolition	10d	10d	31-Aug-26	14-Sep-26
A-12	Hazardous Soil Mitigation	10d	10d	14-Sep-26	25-Sep-26



Current
Progress
Critical
Milestones
Summary

1 of 4

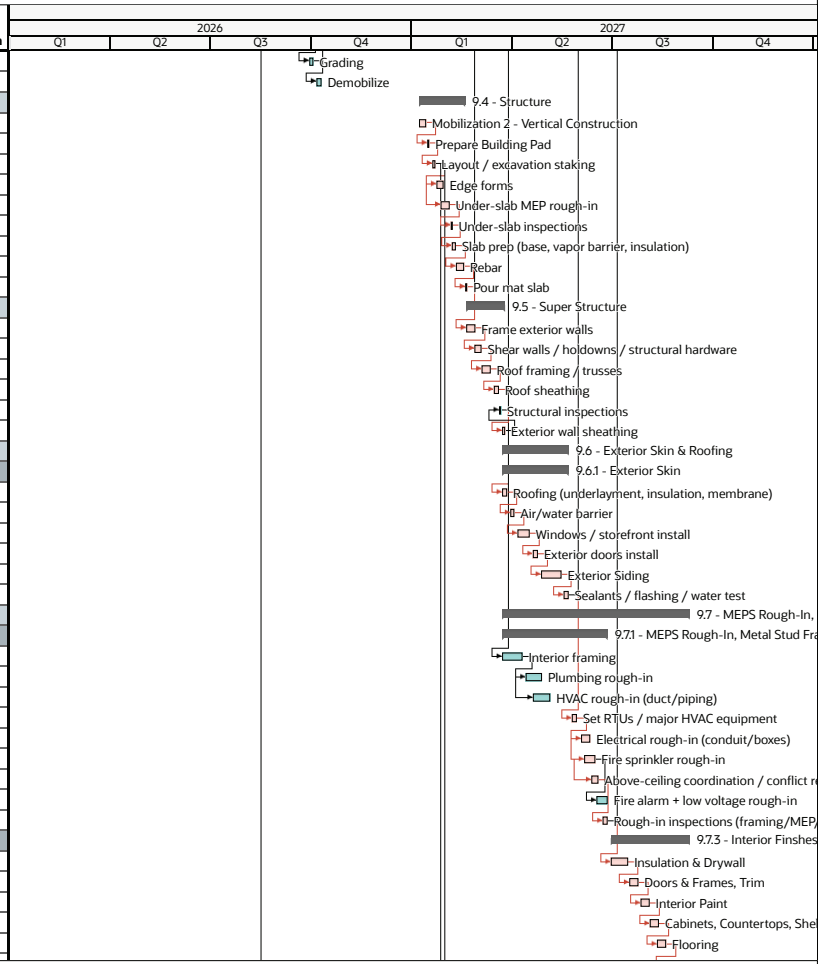
CPM Schedule

CAHILL

Sherman Recovery Center- PROPOSAL

21-Jan-26

ID	Name	Planned Duration	Remaining Duration	Start	Finish
A-13	Grading	5d	5d	28-Sep-26	02-Oct-26
A1710	Demobilize	5d	5d	05-Oct-26	09-Oct-26
9.4 - Structure	Structure	28d	28d	07-Jan-27	17-Feb-27
A1730	Mobilization 2 - Vertical Construction	5d	5d	07-Jan-27 C	13-Jan-27
A1740	Prepare Building Pad	2d	2d	14-Jan-27	15-Jan-27
A-16	Layout / excavation staking	3d	3d	19-Jan-27	21-Jan-27
A1780	Edge forms	5d	5d	22-Jan-27	28-Jan-27
A1030	Under-slab MEP rough-in	7d	7d	26-Jan-27	03-Feb-27
A1040	Under-slab inspections	1d	1d	04-Feb-27	04-Feb-27
A1050	Slab prep (base, vapor barrier, insulation)	2d	2d	05-Feb-27	08-Feb-27
A1770	Rebar	5d	5d	09-Feb-27	16-Feb-27
A1060	Pour mat slab	1d	1d	17-Feb-27	17-Feb-27
9.5 - Super Structure	Super Structure	25d	25d	18-Feb-27	24-Mar-27
A-21	Frame exterior walls	7d	7d	18-Feb-27	26-Feb-27
A-22	Shear walls / holdowns / structural hardware	5d	5d	25-Feb-27	03-Mar-27
A-23	Roof framing / trusses	7d	7d	04-Mar-27	12-Mar-27
A-24	Roof sheathing	5d	5d	15-Mar-27	19-Mar-27
A-26	Structural inspections	1d	1d	19-Mar-27	19-Mar-27
A-25	Exterior wall sheathing	3d	3d	22-Mar-27	24-Mar-27
9.6 - Exterior Skin &...	Exterior Skin & Roofing	45d	45d	22-Mar-27	21-May-27
9.6.1 - Exterior Skin	Exterior Skin	45d	45d	22-Mar-27	21-May-27
A-32	Roofing (underlayment, insulation, membr...	5d	5d	22-Mar-27	26-Mar-27
A-33	Air/water barrier	5d	5d	29-Mar-27	02-Apr-27
A-34	Windows / storefront install	10d	10d	05-Apr-27	16-Apr-27
A-35	Exterior doors install	5d	5d	19-Apr-27	23-Apr-27
A-36	Exterior Siding	15d	15d	26-Apr-27	14-May-27
A-37	Sealants / flashing / water test	5d	5d	17-May-27	21-May-27
9.7 - MEPS Rough-I...	MEPS Rough-In, Interior Framing	119d	119d	22-Mar-27	08-Sep-27
9.7.1 - MEPS Roug...	MEPS Rough-In, Metal Stud Framing	68d	68d	22-Mar-27	25-Jun-27
A-44	Interior framing	15d	15d	22-Mar-27	09-Apr-27
A-47	Plumbing rough-in	12d	12d	12-Apr-27	27-Apr-27
A-45	HVAC rough-in (duct/piping)	12d	12d	19-Apr-27	04-May-27
A-49	Set RTUs / major HVAC equipment	5d	5d	24-May-27	28-May-27
A-50	Electrical rough-in (conduit/boxes)	7d	7d	01-Jun-27	09-Jun-27
A-46	Fire sprinkler rough-in	7d	7d	04-Jun-27	14-Jun-27
A1080	Above-ceiling coordination / conflict resol...	5d	5d	11-Jun-27	17-Jun-27
A1070	Fire alarm + low voltage rough-in	8d	8d	15-Jun-27	25-Jun-27
A1090	Rough-in inspections (framing/MEP/FP)	5d	5d	21-Jun-27	25-Jun-27
9.7.3 - Interior Fins...	Interior Finshes	51d	51d	28-Jun-27	08-Sep-27
A-55	Insulation & Drywall	12d	12d	28-Jun-27	14-Jul-27
A-56	Doors & Frames, Trim	7d	7d	15-Jul-27	23-Jul-27
A-57	Interior Paint	7d	7d	26-Jul-27	03-Aug-27
A-58	Cabinets, Countertops, Shelving	7d	7d	03-Aug-27	11-Aug-27
A-59	Flooring	7d	7d	10-Aug-27	18-Aug-27



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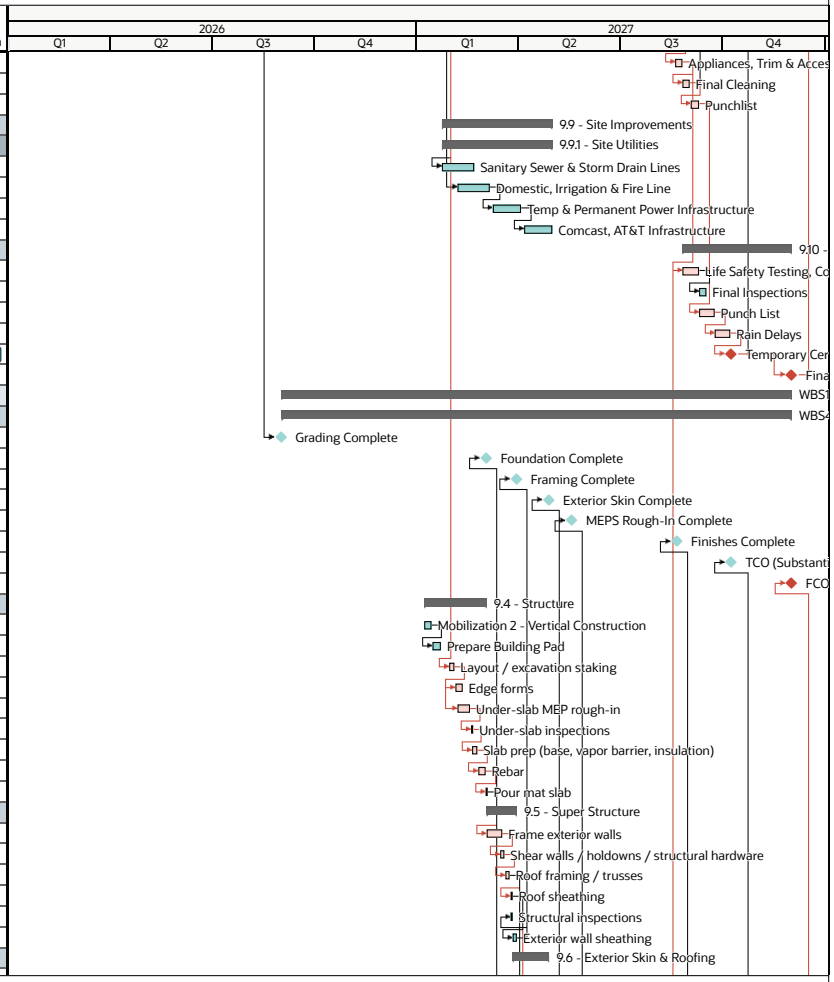
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CPM Schedule

CAHILL

Sherman Recovery Center- PROPOSAL 21-Jan-26

ID	Name	Planned Duration	Remaining Duration	Start	Finish
A-60	Appliances, Trim & Accessories	5d	5d	18-Aug-27	24-Aug-27
A-62	Final Cleaning	5d	5d	25-Aug-27	31-Aug-27
A-63	Punchlist	5d	5d	01-Sep-27	08-Sep-27
9.9 - Site Improvem...	Site Improvements	70d	70d	22-Jan-27	30-Apr-27
9.9.1 - Site Utilities	Site Utilities	70d	70d	22-Jan-27	30-Apr-27
A-109	Sanitary Sewer & Storm Drain Lines	20d	20d	22-Jan-27	19-Feb-27
A-111	Domestic, Irrigation & Fire Line	20d	20d	05-Feb-27	05-Mar-27
A-108	Temp & Permanent Power Infrastructure	20d	20d	08-Mar-27	02-Apr-27
A-110	Comcast, AT&T Infrastructure	20d	20d	05-Apr-27	30-Apr-27
9.10 - Inspections, T...	Inspections, Testing & Commissioning	67d	67d	25-Aug-27	01-Dec-27
A-121	Life Safety Testing, Commissioning	10d	10d	25-Aug-27	08-Sep-27
A-122	Final Inspections	5d	5d	09-Sep-27	15-Sep-27
A-123	Punch List	10d	10d	09-Sep-27	22-Sep-27
A-124	Rain Delays	10d	10d	23-Sep-27	06-Oct-27
A-125	Temporary Certificate of Occupancy / Subs...	0d	0d		07-Oct-27 C
A-126	Final Completion	0d	0d		01-Dec-27
WBS1-1 - Alternate #...	Alternate #1 - Supportive Housing	313d	313d	31-Aug-26	01-Dec-27
WBS41 - CONSTRU...	CONSTRUCTION MILESTONES	313d	313d	31-Aug-26	01-Dec-27
A1550	Grading Complete	0d	0d		31-Aug-26
A1570	Foundation Complete	0d	0d		02-Mar-27
A1580	Framing Complete	0d	0d		29-Mar-27
A1560	Exterior Skin Complete	0d	0d		27-Apr-27
A1590	MEPS Rough-In Complete	0d	0d		17-May-27
A1520	Finishes Complete	0d	0d		20-Aug-27
A1530	TCO (Substantial Completion)	0d	0d		07-Oct-27
A1540	FCO (Final Completion)	0d	0d		01-Dec-27
9.4 - Structure	Structure	37d	37d	07-Jan-27	02-Mar-27
A1750	Mobilization 2 - Vertical Construction	5d	5d	07-Jan-27 C	13-Jan-27
A1760	Prepare Building Pad	5d	5d	14-Jan-27	21-Jan-27
A-636	Layout / excavation staking	3d	3d	29-Jan-27	02-Feb-27
A1790	Edge forms	5d	5d	03-Feb-27	09-Feb-27
A1130	Under-slab MEP rough-in	7d	7d	05-Feb-27	16-Feb-27
A1140	Under-slab inspections	1d	1d	17-Feb-27	17-Feb-27
A1150	Slab prep (base, vapor barrier, insulation)	3d	3d	18-Feb-27	22-Feb-27
A1800	Rebar	5d	5d	23-Feb-27	01-Mar-27
A1160	Pour mat slab	1d	1d	02-Mar-27	02-Mar-27
9.5 - Super Structure	Super Structure	19d	19d	03-Mar-27	29-Mar-27
A-166	Frame exterior walls	10d	10d	03-Mar-27	16-Mar-27
A-176	Shear walls / holdowns / structural hardware	4d	4d	15-Mar-27	18-Mar-27
A-186	Roof framing / trusses	3d	3d	19-Mar-27	23-Mar-27
A-196	Roof sheathing	2d	2d	24-Mar-27	25-Mar-27
A-216	Structural inspections	1d	1d	24-Mar-27	24-Mar-27
A-206	Exterior wall sheathing	2d	2d	26-Mar-27	29-Mar-27
9.6 - Exterior Skin &...	Exterior Skin & Roofing	23d	23d	26-Mar-27	27-Apr-27



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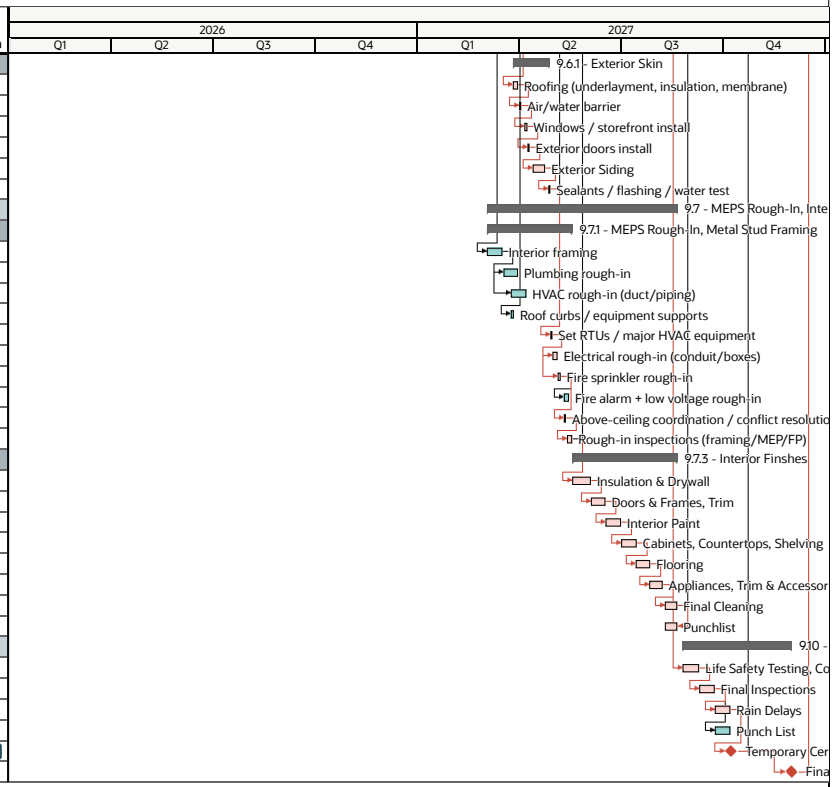
CPM Schedule

CAHILL

Sherman Recovery Center- PROPOSAL

21-Jan-26

ID	Name	Planned Duration	Remaining Duration	Start	Finish
9.6.1 - Exterior Skin	Exterior Skin	23d	23d	26-Mar-27	27-Apr-27
A-486	Roofing (underlayment, insulation, membr...	3d	3d	26-Mar-27	30-Mar-27
A-496	Air/water barrier	3d	3d	31-Mar-27	02-Apr-27
A-506	Windows / storefront install	3d	3d	05-Apr-27	07-Apr-27
A-516	Exterior doors install	2d	2d	08-Apr-27	09-Apr-27
A-526	Exterior Siding	10d	10d	12-Apr-27	23-Apr-27
A-536	Sealants / flashing / water test	2d	2d	26-Apr-27	27-Apr-27
9.7 - MEPS Rough-I...	MEPS Rough-In, Interior Framing	120d	120d	03-Mar-27	20-Aug-27
9.7.1 - MEPS Roug...	MEPS Rough-In, Metal Stud Framing	54d	54d	03-Mar-27	17-May-27
A-326	Interior framing	10d	10d	03-Mar-27	16-Mar-27
A-356	Plumbing rough-in	10d	10d	17-Mar-27	30-Mar-27
A-336	HVAC rough-in (duct/piping)	10d	10d	24-Mar-27	06-Apr-27
A-366	Roof curbs / equipment supports	3d	3d	24-Mar-27	26-Mar-27
A-656	Set RTUs / major HVAC equipment	2d	2d	28-Apr-27	29-Apr-27
A-376	Electrical rough-in (conduit/boxes)	3d	3d	30-Apr-27	04-May-27
A-346	Fire sprinkler rough-in	3d	3d	05-May-27	07-May-27
A1170	Fire alarm + low voltage rough-in	5d	5d	10-May-27	14-May-27
A1180	Above-ceiling coordination / conflict resol...	3d	3d	10-May-27	12-May-27
A1190	Rough-in inspections (framing/MEP/FP)	3d	3d	13-May-27	17-May-27
9.7.3 - Interior Fins...	Interior Finshes	66d	66d	18-May-27	20-Aug-27
A-256	Insulation & Drywall	12d	12d	18-May-27	03-Jun-27
A-266	Doors & Frames, Trim	10d	10d	03-Jun-27	16-Jun-27
A-276	Interior Paint	10d	10d	16-Jun-27	30-Jun-27
A-286	Cabinets, Countertops, Shelving	10d	10d	30-Jun-27	14-Jul-27
A-296	Flooring	10d	10d	13-Jul-27	26-Jul-27
A-306	Appliances, Trim & Accessories	10d	10d	26-Jul-27	06-Aug-27
A-666	Final Cleaning	10d	10d	09-Aug-27	20-Aug-27
A-676	Punchlist	10d	10d	09-Aug-27	20-Aug-27
9.10 - Inspections, T...	Inspections, Testing & Commissioning	67d	67d	25-Aug-27	01-Dec-27
A-426	Life Safety Testing, Commissioning	10d	10d	25-Aug-27	08-Sep-27
A-436	Final Inspections	10d	10d	09-Sep-27	22-Sep-27
A-446	Rain Delays	10d	10d	23-Sep-27	06-Oct-27
A-466	Punch List	10d	10d	23-Sep-27	06-Oct-27
A-456	Temporary Certificate of Occupancy / Subs...	0d	0d		07-Oct-27 C
A-476	Final Completion	0d	0d		01-Dec-27



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E Subconsultant/Subcontractor Outreach/Procurement Plan

E Subconsultant/Subcontractor Outreach/Procurement Plan

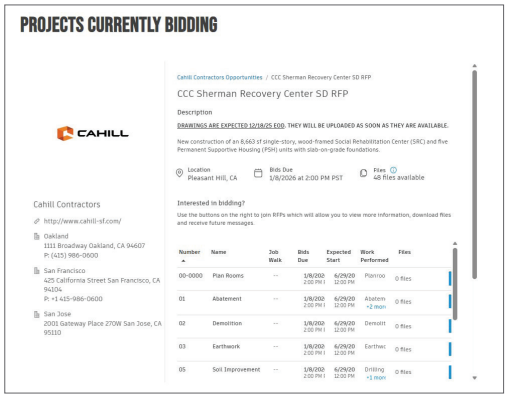
1. Subconsultant/Subcontractor Procurement Plan

Cahill, in partnership with LCA, will implement a structured subconsultant and subcontractor procurement plan for the Sherman Recovery Center in accordance with Documents 006230 and 002219. This plan is designed to ensure broad competition, equitable opportunity, and to **meet the projects 30% participation goals.**

We utilize BuildingConnected to manage buyout/subcontractor procurement and develop our initial/target outreach program. Our bid list includes subcontractors who have prequalified for Cahill as well as firms we target to comply with the Counties Construction Outreach Program, Small Local and Emerging Business Program and First Source Program. We analyze published certification lists and pull from our vast experience on similar projects with participation goals to ensure we are targeting the correct firms. Our outreach program complies with the 10 indicators that make up the outreach program in document 002219. Cahill's dedicated **Community Outreach Manager, Devin Richardson**, supports the effort through our ongoing programs and events to aid the success of MBE, WBE, OBE, SBE, LBE and DVBE certified firms. Devin spearheads our project specific outreach programs leveraging the relationships he has in this sector of the industry.

In addition to our target outreach program to solicit subcontractor partnerships we also advertise our bidding opportunities in the following publications. As this process is most successful with early engagement, we have already begun this effort in our proposal process.

- Bid Clerk
- Builders Exchanges
- Cahill Website
- Contractors Assistance Center (W/M/S/DVBE Contract & Construction News and The Thomas Bid Register)
- DBE Good Faith (DV Business Online Journal, Trade Focus Online Journal, and DBE Good Faith Newsletter)
- Dodge Construction Network
- Small Business Exchange



Cahill + LCA Sherman Recovery Center Subconsultant/Subcontractor Procurement Plan

Bid Packages / Scope Description	Estimated Value of Base Scope + Alternate #1
A DEMOLITION & STRUCTURE	
A01.0 Hazardous Materials Abatement	$30,000
A02.0 Building & Site Demolition	$130,000
A03.0 Earthwork	$900,000
A06.0 Structural Concrete	$400,000
A08.0 Structural Steel, Metal Stairs, & Misc. Iron	$35,000
A10.0 Rough Carpentry	$1,000,000
B EXTERIOR SKIN	
B12.0 Exterior Glazing	$300,000

Bid Packages / Scope Description	Estimated Value of Base Scope + Alternate #1
B13.0 Exterior Siding & Metal Panels	$250,000
B15.0 Roofing & Waterproofing	$150,000
B16.0 Sheet Metal, Flashing, Louvers & Exp Jts	$45,000
B18.0 Caulking & Sealants	$6,000
C INTERIORS & EQUIPMENT	
C19.0 Gypcrete	$12,000
C20.0 Metal Stud Framing & Drywall	$300,000
C21.0 Insulation & Firestopping	$40,000
C22.0 Finish Carpentry	$150,000
C23.0 Doors, Frames & Hardware; Smoke Containment	$200,000
C25.0 Tile & Stone	$100,000
C26.0 Acoustical Ceilings & Wall Panels	$90,000
C27.0 Flooring - Carpet, Resilient, Wood, Polished Conc, Epoxy	$100,000
C28.0 Painting & Wall Coverings	$115,000
C29.0 Misc. Specialties & Equipment	$16,000
C30.0 Pest Control - Pigeons, Bedbugs	$10,000
C31.0 Signage	$40,000
C32.0 Toilet & Bath Accessories	$31,500
C33.0 Appliances	$37,000
C35.0 Window Treatments	$100,000
E MECHANICAL, ELECTRICAL, PLUMBING & SPRINKLER SYSTEM	
E42.0 Fire Protection System	$250,000
E43.0 Plumbing	$700,000
E44.0 HVAC	$600,000
E45.0 Electrical, Telephone & Data	$1,200,000
F SITEWORK, UTILITIES & LANDSCAPING	
F47.0 Asphalt Paving & Striping	$90,000
F48.0 Site Concrete	$220,000
F49.0 Landscape, Irrigation & Site Furnishings	$300,000
F50.0 Site Utilities	$700,000
G GENERAL REQUIREMENTS, LOGISTICS & PHASING	
G52.0 Crane Service	$0
G53.0 Scaffold	$20,000
G54.0 Site Security	$30,000
G55.0 Final Cleaning	$17,000

B. Qualification Criteria (Ref. Section 2.2.3/006230)

Prequalification

Cahill Contractors utilize Subcontract Default Insurance in lieu of requiring subcontractor bonds at a cost benefit to our clients. Our policy is to pre-qualify all subcontracts whose scope of work exceeds $250,000. We utilize Compass pre-qualification system to collect subcontractor financials, contract history and backlog. This data is reviewed by our Prequalification Council which meets every other week to review and establish maximum limits we can enter into subcontract agreements with for each firm. The prequal council allows the process to be flexible to ensure we don't limit opportunities to small business but does allow us to subcontract to partners with full transparency.

Bid Packages

Cahill prepares scope specific bid forms and exhibits for each bid package. The bid form includes a list off all other applicable contract documents (i.e. schedule, logistics plan, geotechnical reports, drawings, specifications, etc.) as well as a Scope of Work document we entitle Exhibit A. EXAMPLE ATTACHED Our project team drafts a specific Exhibit A for all 37 bid scopes identified above with project specific information. This ensures our subcontracts now exactly what they are expected to price enabling our team to quickly level bids and thoroughly buy out the project in advance of construction.

In addition to scope specific bid packages we also develop sub packages where appropriate to maximize participation of SBE firms who can not take on the entire scope. For example, on our housing projects we often separate metal framing, drywall hanging, and finishing into sub packages to provide additional participation opportunities.

C. Method of Selection (Ref. Section 2.2.5)

We utilize a formal competitive bid / best value approach to select subconsultant and subcontractor partners. This includes factoring in partnerships that meet the projects 30% participation goals. Our award process includes scope vetting, subcontractor interviews and analyzing subcontractors backlog and prequalification status. Subcontractors are not required to be prequalified in advance of submitting a proposal. If they are a new firm we have not yet worked with, we provide the opportunity for them to prequalify after they submit a proposal. Our process is compliant with Public Contract Code 20133(f). We provide public notice of the availability of the work with a fixed date and time on which the proposals are due and the work is awarded.

D. Furthering the Best Interest of the County & Promoting the Best Value Design & Construction (Ref. Section 2.2.6)

Awarding the bid packages as outlined above provides the county with a thorough buyout that provides transparent and equitable opportunities to firms whose participation will aid in meeting the Counties project goals. Our advertising and partnership approach ensures we reach participation goals and has been proven successful on meeting the most stringent of requirements with public agencies including the City of Oakland's 50% LBE with 25% SLBE requirements. Additionally our internal prequalification process ensures we enter into partnerships with firms who have the ability to successfully complete the project on schedule.

E. Compliance with the Counties Construction Outreach Program (Ref. Section 2.2.7)

Cahill's subconsultant and subcontractor procurement plan represents a committed and realistic plan to achieve compliance with the Counties Construction Outreach Program, Small and Local Emerging Business Program and First Source Program by complying with the 10 indicators identified in the outreach program.

- **Indicator #1 – Outreach Participation and Mandatory Subcontracting Minimum:** Cahill's estimating staff and Community Outreach Manager will specifically engage certified firms that meet the counties 30% participation goals by targeted bid invites, informational phone calls to encourage bidding, public advertisement and early and advanced notice of bidding opportunities. As required all efforts shall be documented.

- **Indicator #2 - Attend Pre-Bid Meeting:** Cahill will host both a virtual project information meeting as well as a job site walk for subcontractors to learn about the project. Dates of informational meeting and job site walk will be advertised on our invite to bid that is advertised per indicator #4.
- **Indicator #3 – Sufficient Work Identified For Subcontractors:** Cahill will publish the scopes of work and their sub scope opportunities in our bid advertisement.
- **Indicator #4 – Advertisement:** Cahill will advertise project specific bid invitation a minimum of three weeks prior to subcontractor bids being due in newspapers, trade association publications, minority and trade oriented publications and trade journals including Bid Clerk, Builders Exchanges, Cahill's Website, Contractors Assistance Center (W/M/S/DVBE Contract & Construction News and The Thomas Bid Register), DBE Good Faith (DV Business Online Journal, Trade Focus Online Journal, and DBE Good Faith Newsletter), Dodge Construction Network and Small Business Exchange.
- **Indicator #5 – Written Notices to Subcontractors:** Utilizing the BuildingConnected as well as email Cahill provides scope specific bid initiations to certified firms whom meet the Counties participation goals.
- **Indicator #6 – Follow up on Initial Selection:** By utilizing the BuildingConnected platform, email and phone calls Cahill follows up with subcontractors, specifically those that aid the project in meeting the Counties participation goals.
- **Indicator #7 – Plans, Specifications and Requirements:** Cahill provides sub-bid enterprises with access to the plans via BuildingConnected and Plan Rooms such as BPX printing. Additionally we aid firms by identifying applicable documents to their scope of work in their Invite to Bid / Exhibit A.
- **Indicator #8 – Contracted Recruitment/Placement Organizations:** Cahill works with organizations who specialize in the recruitment of subcontractor firms that meet the counties participation goals. Firms will be contracted 30 business days in advance of bidding opportunity advertisement to solicit interest from MBE, WBE, OBE, LBE, SBE and DVBE firms.
- **Indicator #9 – Negotiate in Good Faith:** Cahill will respond to all firms who submit a competitive proposals and negotiate in good faith with all firms to level bids to be "apples to apples" with their competitors. Our published Exhibit A documents help ensure this process is streamlined and equitable.
- **Indicator #10 – Bonds, Lines of Credit and Insurance Assistance:** Cahill utilizes Subcontractor Default Insurance to avoid the need for subcontractors to provide individual bonds. In the rare case this would be required, we would assist that firm in obtaining a bond. Additionally we guide and advise firms on how to acquire required insurance.

F. Subconsultant/Subcontractor Commercial Terms and Subconsultant/Subcontractor liquidated damage measures Ref 2.2.8):

Cahill does not intend for commercial terms in its Subconsultant/Subcontract agreements to materially differ from the terms and conditions of the Contract Documents. Cahill will incorporate the Contract Documents into all Subconsultant/Subcontract agreements with express language which confirms the Contract Documents govern in the event of a conflict. Cahill intends to flow down all terms of the Contract Documents' provisions on liquidated damages to all Subconsultants and Subcontractors.

Cahill + LCA will make reasonable revisions to our Subcontractor/Subconsultant Procurement Plan as coordinated or requested by the County. Following receipt of a finally approved Procurement Plan, Cahill + LCA will implement in the procrement process.

Across prior East Bay and CCC projects, Cahill and LCA have achieved measurable results in subcontractor utilization goals. Metrics below highlight our proven ability to implement equitable, effective engagement programs that support both project success and community benefits.

Project Examples Meeting Goals

Project	Hiring and Subcontracting Goals
Madrone Terrace (latest stats reported by Alameda County through 10/24 or 60% completion)	Disadvantaged Workers: Goal 5%/Current Achievement 9% LBE/Local: Goal 25%/Current Achievement 46% of total project funds Small Local Contracting: Goal 20%/Current Achievement 2% of total project funds
Ancora	SBE 25% /LBE 25%; Actual 64%
Aurora Apartments	SBE 25% /LBE 25%; Actual 50%
Nova Apartments	SBE 25% /LBE 25%; Actual 50%

Cahill + LCA is committed to supporting subcontractors through mentoring and guidance on project requirements, scheduling, and capacity-building, ensuring their success on this project and in future opportunities.

Through implementation of the Subcontractor/Subconsultant Procurement Plan identified above - we can meet the 30% participation goals expressed in Document 002219 as we have done on similar projects with even more stringent requirements.

Please see all other good faith documents in Section M. Other.

CAHILL

560 – 850 Turk Street
San Francisco, CA 94102
Jan 09, 2025

BID FORM

BIDDER'S COMPANY NAME: _____

State Contractor's License Number: _____ **DIR Number:** _____

LBE/SBE Certification Number and Certifying Agency: _____

TRADE: ___FLOORING – Carpet, Resilient, Wood, Polished Conc and Epoxy_____
Note: If bidding more than one trade, please complete multiple bid forms.

SPECIFICATION SECTIONS INCLUDED: _____

ADDENDA(S) ACKNOWLEDGED AND INCLUDED: _____

BID MEMO(S) ACKNOWLEDGED AND INCLUDED: _____

Bids are due on Wednesday, February 5, 2025 @ 2:0[illegible].m *Subm[illegible]hrough BuildingConnected or send to estimating@cahill-sf.com)*

EXAMPLE

No.	BASE BID SCOPES	AMOUNT
1.	Flooring	$
2.	Epoxy Floor	$
3.	Sealed Concrete	$
4.	Grind and Seal concrete	$
5.	Accelerat[illegible]n-place mock-up	
6.	Wrap insurance credit for GL only (OCIP/CCIP)	$
7.		
8.		
	BASE BID GRAND TOTAL	$

*SBE Participation ($_____) $ Included

Subcontractors claiming LBE/SBE certification in their proposal must include a copy of their certificate with their bid and an executed SBE Form 2 (see attached).

***Subcontractor bids are to be firm for the duration of the project. Escalation will not be allowed.** This applies to all tiers of subcontractors and suppliers.

ALTERNATES - Subcontractors are encouraged to suggest VE opportunities and pricings. Indicate if the proposed alternate is a deduct or an add to the base price.

	INDICATE ONE w/ an 'X'

425 California Street, Suite 2200; San Francisco, CA 94104
P (415) 986-0600 F (415) 986-4406

1111 Broadway, Suite 1340; Oakland, CA 94607
P (510) 250-8500 F (510) 250-8520

MASTER BUILDERS SINCE 1911

560 – 850 Turk Street
San Francisco, CA 94102
Jan 09, 2025

No.	DESCRIPTION	AMOUNT	ADD TO BASE	DEDUCT FROM BASE
1.	Client is open to subcontract suggestions for cost savings that meet the project requirements	$		
2.	Acrylic Latex Sealant for pest control at RES-1 per section 09 65 13 – 2.3.D.			
3.	Moisture Vapor Emissions Control (MVEC) and Crack prevention membrane at resilient flooring per 09 05 61.13.			
4.	¼" acoustic underlayment at resilient floorings @ units.			
5.				

UNIT PRICES – Provide unit pricing as listed below.

No.	DESCRIPTION	AMOUNT
1.	Major Floor Preparation	$ /SF

Hourly Labor Rates

Please include a rate sheet as appropriate for subcontractor's workforce. Hourly rates should be listed for straight, overtime and double time and should include applicable labor burden. Overhead and Markups shall **NOT** be included.

Hourly Labor Rates (including burden but NOT markup) for a Journeyman:

Straight Time: $_____ Overtime: $_____ Double Time: $_____

EXAMPLE

Bid Terms & Conditions

By submitting a bid, the Subcontractor has reviewed, includes and agrees to the project scope of work, terms and conditions as identified in the following documents:

Exhibit A – Scope of Work	Exhibit G – Document List
Exhibit B – General Requirements	Exhibit H – Environmental Health & Safety (EHS) Requirements
Exhibit C, C.1, C.2 – Labor Relations, Contracting & Workforce Hiring	Exhibit I – Design-Build Requirements
Exhibit D – Schedule	Exhibit J – BIM Agreement & Procedures
Exhibit E – Contract Terms	Exhibit K – Logistics Plan
Exhibit F – Insurance & Bond Requirements	Exhibit M, M.1, M.2 – Voluntary Protection Program

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Cahill Contractors reserves the right to reject any bidder due to issues that we consider will affect the bidder's ability to perform the work satisfactorily (such as financial capability, labor compliance, office and/or field manpower, experience with similar-sized projects successfully and technical expertise).

Bidders must note any & all exceptions that are being taken to the plans & specs, particularly any exclusions which would be assumed as being included with the bidder's trade as well as the contract terms. Bidders shall also note any detail or specification deficiencies which are impossible to construct or are outside of industry norms.

Subcontractor has closely inspected existing job site conditions that affect their work, and has included in his contract price all work, adjustments, or revisions necessary to provide a complete job as shown or called for in the Contract Documents. Change Orders will not be allowed for conditions that were clearly apparent at bid time.

Signature: _____ Phone: (_____) _____ - _____

Estimator / Company: _____ Date: _____ / _____ / 20__

Email address: _____

(Continue to Scope of Work)

EXAMPLE

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EXHIBIT A

FLOORING – CARPET AND RESILIENT
SCOPE OF WORK

The Subcontractor shall provide construction of a complete Flooring (Carpet and Resilient) scope of work (including related systems and components) but not limited to: providing labor, supervision, materials, licenses, supplies, accessories, equipment, tools, taxes, insurance, freight, overhead and profit and related necessities for the lump sum price identified in this Exhibit. The intent of this Scope of Work is to clarify certain inclusions, exclusions and other information and should not be considered an exhaustive description of Subcontractor's Work. The scope includes all items that are required by the Contract Documents.

In addition to acknowledging and including all contract documents listed in Exhibit G, Subcontractor will have primary responsibility for the scopes outlined in the following specification sections exhibits:

1. Specifications dated 12/18/2024, by Dave Baker Architects and consultants, including the following sections:
   a. Division 00 – Contracting Requirements (where applicable)
   b. Division 01 – General Requirements (as applicable)
   c. Section 03 35 39 – Grind-and-Seal Concrete Finishing
   d. Section 03 35 53 – Concrete Floor Sealer
   e. Section 09 05 61.13 – Moisture Vapor Emission Control
   f. Section 09 65 13 – Resilient Base and Stair Accessories
   g. Section 09 65 16 – Resilient Sheet Flooring
   h. Section 09 65 19 – Resilient Tile Flooring
   i. ~~Section 12 48 13 – Entrance Floor Mats and Grids~~ (deleted from project)

SCOPE OF WORK

All scope items outlined in the specifications are to be included in the scope in addition to the following:

1. Flooring (Carpet and Resilient)
   a. Carpet – CPT-1
      i. MFR.: Interface
      ii. MODULAR CARPET TUFTED BYLON 6 (0R 6.6) WITH GRAPHLEX BRACKING,
      iii. STYLE: OPEN AIR 412,
      iv. COLOR:106985 - BLACK
   b. Cementitious Urethane – EP-1 in Trash Room on Lvl 1
   c. Luxury Vinyl Tiles – LVT-1 in all Resi. Units
      i. Manufacturer: GEMCORE
      ii. COLOR: MANHATTAN
      iii. Extend flooring under all removable cabinets.
      iv. Floating installation
   d. Luxury Vinyl Tiles – LVT-2 in all Resi. Unit Bathrooms
      i. Manufacturer: MANNINGTON
      ii. STYLE: PARADIGM II, FINISH: TBD
      iii. Extend flooring under all removable cabinets.
   ~~e. Entrance Floor Mats – EM-1 at Elevator Cabs and Entrances – Deleted from the scope~~
      ~~i. Manufacturer: Interface~~
      ~~ii. STYLE: STEP AND REPEAT, FINISH: TBD~~
      ~~iii. Size: 19.7x19.7 inches (50x50cm)~~

EXAMPLE

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~~iv. Tapered Vinyl Frame~~

f. Rubber Base RB-1 in all units
   i. MFR.: Roppe
   ii. 4"H cove base with hard surface
   iii. OC: Preformed
   iv. IC: Job formed or preformed
   v. Color: 191 Camel
g. Rubber Base RB-2 in Common Areas
   i. MFR.: Roppe
   ii. 4"H cove base with hard surface
   iii. OC: Preformed
   iv. IC: Job formed or preformed
   v. Color: 170 White
h. Rubber Stair Tread and Ris[illegible]RB-3
   i. MFR.: Roppe, Raised Ci[illegible]ntag[illegible]#96 w/ integral riser.
   ii. Color: 123 Char[illegible]al
   iii. Style: Vantage C[illegible]ular Pr[illegible]e; Circular
   iv. Stair Tread [illegible]ories:
      A. [illegible]ppe #167 [illegible]ove [illegible]k fillet
      B. Excel[illegible]or TP-[illegible]20 Pressure-Sensitive Tape Adhesive.
      C. E[illegible]sior EN-[illegible]10 Epoxy Nose Filler.
i. Sheet Rubbe[illegible]RF[illegible]1 at Service Spaces
   i. MFR.: Armstrong
   ii. Color: TBD
   iii. Style: Rejuvenations Collection, Sidecar with Diamond 10 protective coating.
j. Sheet Rubber RES-2 in elevator cabs and Stairs
   i. MFR.: Roppe, Raised Design Rubber Tile, Raised Circular Vantage Design, #996.
   ii. Color: 123 Charcoal
   iii. Style: Vintage Circular Profile; Circular
   iv. Installation: Glue-down
k. Provide all accessories as required for a compete installation

2. Concrete Finishes
   a. Sealing only at CF-1 – Exposed Concrete with light broom finish and sealer
      i. Use densifying and sealing compound like Chemstop WB Regular per Section 03 35 53.
   b. Exposed Concrete with grind and seal CF-2 – Comm Areas Lvl 1 and Laundry lvl 8
      i. (TESCO Products; crystal Cote for grind and seal)
   c. Exposed Concrete with light grind and seal CF-3 – EXT/INT Corridors, bike rooms and trash rooms
      i. (TESCO Products; crystal Cote for grind and seal)
3. Underlayment at slabs (1st floor & podium) for all applicable flooring materials (price as alternative)
4. Transition Strips at all transitions between dissimilar flooring materials (Coordinate with plan details).
   a. Wood to Carpet
   b. Resilient to Carpet
   c. Wood to Resilient
   d. Where occurs, resilient transitions to match adjacent resilient flooring
   e. All transitions to be max 1/8" (UON)
   f. Finishes / color per specifications
5. Testing
   a. Concrete substrates shall be tested for alkalinity, moisture, and adhesion according to

EXAMPLE

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provisions in Section 09 05 61.13 "Moisture Vapor Emission Control.

6. Moisture Vapor Emissions Control membrane, Crack Prevention Membrane
   a. Spec 09 05 61.13
   b. RedGard Waterproofing
   c. Accessories including patching/leveling and crack-filling materials
   d. Locations: resilient flooring on concrete substrates.
7. Miscellaneous Items
   a. Minor Floor Preparation including filling miscellaneous voids no greater than the standard flatness requirement of ¼" in 10 feet.
   b. Ensure that minor floor prep matches the manufacturer's specifications.
   c. Warranty and extra stock
   d. Remove and replace doors as needed.
   e. Provide Diatomaceous Earth under carpet, prior to install
   f. Mock-Up
   g. Extra Stock Requirements
   h. Warranty Requirements

TRADE REQUIREMENTS

1. Miscellaneous Items
   a. Subcontractor shall be responsible for proper storage and handling of material. Coordinate the designated material storage location with Contractor's superintendent.
   b. Protection of adjacent finished surfaces
   c. Punch List

TEMPORARY CONSTRUCTION

1. Provide all equipment & materials as required for a stand-alone mockup, out of sequence with production work.
2. Mockup will be stand alone throw away

MISC SCOPES

1. Trade Damage: Subcontractor to include TBD of bid price for undeclared trade damage to be used at Cahill's discretion. Subcontractor shall formally document and track each hour for Cahill review and approval. Any savings will be returned to Cahill.
2. Composite Cleanup: Subcontractor shall include TBD total hours to be a part of the composite cleanup crew to be used at Cahill's discretion. Subcontractor shall formally document and track each hour for Cahill review and approval. Any savings will be returned to Cahill. *Note: This composite cleanup is in addition to subcontractor's own daily cleanup for own work.

EXCLUSIONS

1. Demolition
2. Major Floor Preparation
3. Waxing, Buffing, and vacuuming (Coordinate with final cleaning subcontractor. Check manufacturer's recommendation. Vinyl plank doesn't require waxing)
4. Stone thresholds (Coordinate with Tile/Stone and Finish Carpentry Subcontractors)
5. EM-1 Entrance Floor Mats – Entrance Mat and Elevator Cabs – This scope is deleted from the project.

Please Initial

EXAMPLE

F Criteria Documents Conformance

F Criteria Documents Conformance

1. Building Aesthetics

Our team's primary design goal for the residential treatment facility was to create an environment that feels like a home rather than an institution. Balancing the programmatic complexity of a treatment campus with this human-scaled ambition required a different approach—one rooted in familiarity, comfort, and connection to place.

To achieve this, the project is organized as a small neighborhood with the Rehabilitation Center as a big house at the front and small individual Permanent Supportive Housing buildings in the back. The site planning has dispersed buildings, parking, and circulation paths woven together to mirror the rhythms of a residential setting. Strategic site lighting, pedestrian-scaled pathways, and a series of outdoor patios and pocket spaces create moments of pause, reflection, and informal gathering, reinforcing a sense of everyday normalcy.

Preservation of the site's mature oak trees was a guiding principle from the outset. These established trees anchor the project in its landscape, lending immediate character and continuity while shaping outdoor rooms and shaded pathways. The architecture is intentionally framed by this canopy, allowing the oaks to act as "stage pieces" that define space, soften scale, and enhance the project's sense of permanence.

Please utilize the QR code on the cover of our proposal for a project fly through. See section K for interior and exterior renderings requested in this section.

2. Functional and Therapeutic Design

Our design intent prioritizes both operational clarity and therapeutic benefit by aligning program adjacencies with evidence-based healing environments. The plan generally meets the Criteria Documents while refining spatial relationships to strengthen daylight access, visibility, and ease of movement. Active and support spaces are organized for intuitive wayfinding and staff oversight, while quieter programmatic rooms—lounges, sensory rooms, and patio spaces—are carefully buffered to maintain dignity, calm, and acoustic comfort. Where we deviate, it is to enhance therapeutic outcomes without increasing complexity or footprint.

Preserving the mature trees on site is a foundational design strategy. These existing natural assets anchor a biophilic framework that supports stress reduction, emotional regulation, and a sense of continuity with the surrounding neighborhood. Views to trees, shaded outdoor rooms, and soft landscape edges extend the therapeutic environment beyond the building envelope, reinforcing connection to nature while minimizing site disturbance. The outdoor patio spaces are directly linked to interior community areas, enabling safe, supervised access to fresh air and natural light as part of daily routines.

Community is strengthened through a more consolidated organization of active shared spaces. By co-locating the primary community room, kitchen, and dining functions, the design fosters social connection, shared activity, and passive engagement while maintaining clear adjacencies to supporting program spaces. The kitchen is intentionally placed along an exterior wall to maximize natural light, improve comfort, and create a welcoming, domestic atmosphere that supports daily life skills and communal gathering. Together, these strategies create a balanced environment—one that is functional, calming, and deeply supportive of therapeutic goals.

Please see architectural and landscape renderings in section K for depictions of design features that support functional and therapeutic design.

3. Sustainability

Energy Usage Requirement

The project meets the energy usage requirements by designing a HVAC system with Variable Frequency Drive (VRF) heat pumps, which are the most efficient type of HVAC system in the market. The HVAC system will also utilize the Energy Recovery Ventilator (ERV) to minimize the heating/cooling load on the system by having the incoming air indirectly exchange temperature inside the ERV, subsequently reducing the need to heat/cool the space. There will be multiple indoor fan coil units dedicated to each zone/area with a thermostat to control the specific area's temperature. Having direct user control with the thermostat will also allow temperature control

pending on the seasonal change, thus reducing the overall energy consumption. The project will be all-electric.

The plumbing system will utilize a central heat pump water heater system with hot water return lines and re-circulating pump. The plumbing fixtures shall be selected based on the high efficiency models with low flow rates.

Building Maintenance System is specified to provide an on-going HVAC control and electricity monitoring per the Criteria Document. The team would work with the County's maintenance group to develop a plan to reduce the project's peak electricity demand and address seasonal variables in electrified grid projections.

Stormwater Management

The method to manage stormwater will include construction of traditional infrastructure such as curbs, gutters, inlets and pipes to convey runoff safely from the furthest areas of the property to the public storm drain in Sherman Drive. Additionally, to advance environmental sustainability, DBE will strive to maintain or increase site permeability and incorporate low impact development facilities, such as bioretention and flow-through planters, to assist in mitigating post-construction peak runoff and pollutants to at or below levels required by Contra Costa Clean Water Program Stormwater C.3 Guidebook (C.3).

Evaluation will be provided to determine whether additional capacity can be provided in the proposed site design through infiltration to also attain Leadership in Energy and Environmental Design (LEED) Sustainable Sites - Rainwater Management credits.

Within the bio-retention planters, the plant palette will be selected to target species that are tolerant of both inundation and summery-dry conditions, rated as medium on the WUCOLs list.

Other Sustainability Measures

- There will be (2) EV charging stations in the parking lot in accordance with the Criteria Document.
- The project will be PV-ready to comply with the energy code requirement.
- Exterior light fixtures will be specified to meet Luminair schedule showing BUG ratings and mounting heights to reduce light pollution.
- Heat island effect would be reduce by the preservation of the matured oak trees, their large canopies, and the high SRI roof material.
- Reduced outdoor water usage can be achieved bythe selected plants in the landscape area. The selecdtions are water-wise, requiring no, low or very low water in all locations except the bio-retention areas. Planting areas are grouped to be irrigated by 'hydrozone' using a WELO-approved smart controller and efficient irrigation equipment.

4. Mechanical/Electrical/Plumbing/ Technology (MEPT) Systems

MEP+T Strategy

The MEP+T systems are developed through a fully integrated Design-Build process that emphasizes early coordination, constructability, and schedule certainty. All electrical, mechanical, plumbing, and technology systems will be designed in close collaboration with Cahill's subcontractors throughout schematic design, design development, and construction documentation phases. This continuous integration allows system layouts, equipment selections, and routing strategies to be validated in real time, reducing conflicts, minimizing rework, and streamlining plan review and permitting.

Early engagement with trade partners enables proactive identification and procurement of long-lead items, including major mechanical equipment, electrical switchgear, lighting controls, and technology infrastructure. By aligning design decisions with procurement timelines, the team mitigates supply-chain risk and supports phased construction sequencing. The design engineers bring direct experience from multiple County projects, including Residential Treatment Centers at El Portal and Brookside, ensuring familiarity with County standards, review expectations, and operational requirements. This depth of experience, combined with integrated Design-Build coordination, results in efficient permitting, predictable scheduling, and reliable, high-performance MEP+T systems that support both immediate project delivery and long-term facility operations.

Detailed system descriptions as follows:

Mechanical Systems

- Mitsubishi ducted fan coil units (model TPEFY-P) provided for each HVAC zone per the proposed zoning plan.

- Each fan coil unit includes a dedicated MERV 13 filter box to enhance indoor air quality.
- Heat recovery provided by Mitsubishi TPURYE outdoor heat pump units serving all fan coils.
- Mitsubishi TCMBM branch controllers manage refrigerant distribution.
- Mitsubishi TLGHF energy recovery ventilators (ERVs) provide outside air to each fan coil unit.
- DDC room sensors connected to a centralized Building Management System (BMS) provide zone-level control.
- Two ductless heat pump units serve the IT room (one primary, one backup).
- Dedicated ductless heat pump units serve the Mechanical and Electrical Rooms.
- Galvanized steel ductwork installed per SMACNA standards with flexible duct limited to five feet at terminals.
- Exterior duct insulation provided per Title 24 requirements.
- Dedicated exhaust fans provided for the Kitchen/ Pantry, Laundry Room, and Art Room.
- ERV units provide exhaust air for all remaining spaces.
- HVAC systems will be balanced, tested, and commissioned prior to occupancy.

Electrical – Lighting Systems

- Exterior pole lighting consists of 12-foot-high poles mounted on 18-inch diameter, 24-inch-high concrete pedestals with 50-watt LED light sources and optics designed to uniformly illuminate parking areas.
- Building-mounted, weather-resistant LED fixtures (less than 25 watts) are provided at all building entries and egress doors, each equipped with emergency battery backup.
- Interior and exterior photometric calculations will be provided to verify compliance with IES-recommended illumination levels.
- All interior and exterior lighting systems are controlled via Wattstopper Peanut Series lighting control panels with integrated timers and photocells, located in the main electrical room and compliant with Title 24 requirements.
- Electrical Vehicle Charging Stations (EVCS) are provided with 40-amp feeders at 208 volts and CAT5E cabling to support future charging payment systems.
- Corridor lighting utilizes recessed LED downlights with occupancy sensors and manual switching.
- Bedrooms include one or two surface-mounted decorative LED fixtures on dimmer and switch control.
- Bathrooms are equipped with vanity lighting and recessed downlights controlled by occupancy sensors.
- Dining areas feature 24-inch round pendant fixtures on dimmer control.
- Meeting rooms and offices use 4-inch by 48-inch linear pendant fixtures with dimmer and occupancy sensor control.
- Support spaces are illuminated with 1x4 surface-mounted LED fixtures controlled by occupancy sensors.
- All occupied spaces include dedicated occupancy sensors and switching/dimming controls.
- Two (2) 500-watt emergency sine wave inverters are provided in the main electrical room to support emergency lighting.

Electrical – Power and Communications

- New electrical service provided from a pad-mounted utility transformer.
- 800-amp, 120/208-volt, three-phase switchboard (minimum three sections) located in the main electrical room.
- Five (5) 200-amp, 42-pole panelboards located in the main electrical room.
- Dedicated 200-amp, three-phase panelboard for EV charging infrastructure.
- 100-amp, three-phase fused disconnect for photovoltaic (PV) system connection.
- Mechanical equipment power distributed from dedicated panelboards with direct switchboard feeder connections for primary heat pumps.
- Condensing units powered from a dedicated mechanical panelboard.
- Communications service includes two (2) 2-inch conduits and two (2) 4-inch conduits.
- Main telecommunications terminal board (8′ x 8′ x ¾″ plywood) located in the main electrical room.

- IDF room includes a telecommunications terminal board with two (2) 2-inch conduits routed from the main electrical room.
- Dedicated 100-amp, three-phase panelboard located within the IDF room.
- CAT5E cabling provided from offices, library, and TV stations to the IDF room.
- Door access control system centralized at the IDF room.
- Digital, addressable fire alarm system provided throughout the building per code.
- Exterior security camera system integrated into the low-voltage infrastructure.

Plumbing Systems

- Sanitary sewer piping constructed of cast iron with no-hub connections above and below grade.
- Main sanitary line extended five feet beyond the building for site connection.
- Plumbing vent systems constructed of cast iron and vented through the roof per CPC.
- Domestic water piping constructed of Type L copper.
- Single water meter with backflow preventer and pressure-reducing valve limiting pressure to 75 PSI.
- Duplex booster pump with VFD provided where site pressure is insufficient.
- Piping velocities limited to 8 fps (cold) and 5 fps (hot).
- Air-source heat pump domestic hot water system with indoor storage tank and recirculation pump.
- Hot water supplied at 140°F and tempered to 120°F for distribution.
- All hot water piping insulated per Title 24.
- Sensor-operated 1.28 gpf flush valves, sensor faucets, and stainless-steel kitchen sinks.
- All fixtures ADA compliant.
- Domestic water system disinfected per CPC prior to occupancy.

Technology (T) Systems

- Structured cabling system designed to support data, voice, security, access control, and future technology expansion.
- Centralized IDF room provides a secure, climate-controlled hub for all technology systems.
- CAT5E cabling supports workstations, staff offices, community spaces, library, and resident common areas.
- Door access control system provides controlled entry points while maintaining a residential, non-institutional appearance.
- Security camera coverage focused on exterior perimeters, entries, and site circulation for safety and operational oversight.
- Technology infrastructure coordinated with architectural and MEP systems to eliminate exposed conduit and maintain anti-ligature and behavioral health design standards.
- System design allows for scalability and future upgrades without disruption to occupied spaces.

5. Abatement and Demolition Strategy

Permitting Strategy

To meet the County's funding constraint of starting the work in August of 2026 (per Addendum #7) our team will submit for separate demolition and grading permits in advance of the building permit. This strategy will also allow us to perform soil mitigation and earthwork in advance of the wet winter months.

Strategy For Performing Demo, Abatement and Soil Mitigation

Cahill will implement a comprehensive, safety-driven abatement and demolition strategy for the Sherman Recovery Center Project that prioritizes public health, worker safety, environmental compliance, and is sensitive to the surrounding neighborhood communities. Given the Project's location within an established residential neighborhood and the presence of asbestos-containing materials (ACMs) and hazardous soils, our approach emphasizes early planning, regulatory coordination, and proactive controls.

Asbestos Abatement Strategy

All asbestos abatement will be performed by licensed and certified abatement contractors in accordance with **Cal/OSHA, EPA,** and **BAAQMD** regulations. Cahill's strategy includes:

- Establishment of regulated containment areas with negative air pressure

- Use of HEPA-filtered ventilation and exhaust systems
- Controlled removal, packaging, labeling, and disposal of ACMs at approved facilities
- Continuous air monitoring within containment zones and at perimeter locations
- Clearance testing prior to demolition activities

Abatement activities will be completed and verified prior to the start of structural demolition to ensure the safety of workers, the public, and adjacent properties.

Demolition Approach

Demolition will be executed using controlled methods appropriate for a residential neighborhood. Cahill will prioritize techniques that reduce noise, vibration, and airborne particulates, including:

- Selective and phased demolition rather than mass demolition
- Use of smaller, low-impact equipment where feasible
- Limiting demolition hours in accordance with local ordinances
- Continuous communication with the County regarding schedule and site conditions

All demolition debris will be segregated to maximize recycling and proper disposal in accordance with project waste management diversion goals and regulatory requirements.

Hazardous Soil Management

Hazardous soils will be managed in strict accordance with the approved **Soil Management Plan (SMP) developed by our Environmental Consultant ENGEO**. Our approach includes:

To protect adjacent residents, workers, and the environment, **Cahill will implement monitoring and dust control measures, including:**

- Implementation of dust suppression methods such as water misting, soil stabilization, and covered stockpiles
- Use of covered haul trucks and controlled access points
- If conditions require, perimeter air monitoring during abatement, demolition, and soil disturbance activities
- Immediate corrective actions if monitoring thresholds are approached or exceeded

Safety is integrated into every phase of abatement and demolition. Cahill will enforce site-specific safety plans, daily Job Hazard Analyses (JHAs), and ongoing environmental compliance inspections to ensure adherence to all applicable regulations and project requirements.

6. Logistics Plan

a. Site Logistics

Cahill will implement the attached site logistics plan to minimize impacts to traffic, adjacent properties, and the surrounding residential neighborhood while maintaining safe and efficient construction operations. The plan will be refined during early design and coordinated with the County, local agencies, and the Fire Department to ensure continuous access, public safety, and regulatory compliance.

The project site will be fully secured with temporary perimeter fencing and controlled access gates. All access points will be clearly signed, monitored during working hours, and secured after hours to prevent unauthorized entry. Emergency access routes will be maintained at all times, with fencing and gates configured to ensure uninterrupted Fire Department access.

Traffic impacts will be minimized through a project-specific traffic management approach that includes designated haul routes, controlled delivery scheduling, and avoidance of peak neighborhood traffic hours. Worker parking will be provided on-site or at approved off-site locations to prevent congestion on surrounding residential streets. Flagging and traffic control will be implemented as required during deliveries and high-activity periods.

Our attached site logistics plan identifies areas for material storage, staging, and laydown, organized to minimize congestion and protect adjacent properties. Deliveries will be sequenced to reduce on-site storage needs, and materials will be staged away from property lines. Site layout will be adjusted as construction progresses to support each phase of work.

Job trailers, temporary restrooms, and support facilities will be strategically located to support efficient operations while minimizing visibility

and disruption to neighboring properties. Temporary utilities—including power, water, and communications—will be safely installed, protected, and coordinated with service providers to avoid service interruptions.

Fire lanes and emergency access routes will be clearly marked and kept free of obstructions throughout construction. Cahill will coordinate with the Fire Department to review access routes and adjust logistics as site conditions evolve.

Site security measures will include perimeter fencing, controlled access points, site lighting, and after-hours monitoring as required. Daily housekeeping and clean site practices will be enforced to maintain a safe and orderly work environment.

Through proactive planning, ongoing coordination, and phased implementation, Cahill's site logistics plan will minimize construction impacts while maintaining safety, access, and efficiency throughout the duration of the project.

b. Phasing

Pre-application meetings with each Authority Having Jurisdiction (AHJ) will be conducted during the Design Development phase to better understand and confirm the permitting process and to establish expectations. Long-lead permitting applications and related coordination will also begin during this phase, which may include Environmental and Design Reviews.

Per our project schedule we will submit for demolition and grading permits prior to the building permit. This will allow us to break ground in August to meet the counties Homekey+ grant requirements as well as sequence abatement, demolition, soil mitigation and grading activities to occur prior to the winter months as the full building permit is not anticiapted until December.

Based on our past experience, although the project site is located within the City of Pleasant Hill boundaries, planning and building permits are typically processed through Contra Costa County's Department of Conservation & Development (DCD). We understand that this may vary on a case-by-case basis; therefore, we will perform due diligence during pre-design to verify the applicable permitting pathway.

Once submitted to DCD (or the City of Pleasant Hill, if applicable), the plans will undergo an Intake Review, which generally requires 1–2 weeks. Following intake, the plans are routed internally to Planning, Building, and Fire Protection for review, a process that typically takes 2–3 weeks depending on agency workload. After assignment to reviewers, the First Plan Review may take an additional 2–3 weeks. Applicants typically require 2–3 weeks to prepare responses and resubmit, followed by another 2–3 weeks for the Second Plan Review. Upon approval, permit processing may take an additional 1–3 weeks.

We note that permit applications with Contra Costa County Fire, which may require 3–5 weeks, are sometimes processed independently from Planning and Building—this is expected to be the case for the City of Pleasant Hill. A separate permit application will also be submitted to the Central Contra Costa Sanitary District, which may take 2–6 weeks. Because the kitchen is not classified as a "serving" kitchen, Health Department plan review and approval will not be required.

c. Equipment Lead Time

Cahill's long lead procurement strategy is proactive and fully integrated with the design-build process to mitigate schedule risk and ensure uninterrupted project delivery. Early identification, early design coordination, and phased procurement are central to this approach.

PG&E design coordination will be initiated immediately upon Notice of Award. Our Electrical Engineer and joint utility consultants will shepherd the process through design. In tandem we will be buying out and awarding the Electrical scope of work so we can begin Transformer and Switchgear procurement as soon as we have an approved PG&E design. Transformer and Switchgear procurement is known to be 40-52 weeks and are among the most critical items to procure.

To streamline structural engineering and reduce on-site duration, we will coordinate early with our structural engineers and fabricators to support **off-site prefabrication** of components such as **wall panels and roof trusses**. Early engineering and shop drawing development allow these elements to be fabricated in parallel with site and foundation work, reducing weather exposure, labor congestion, and schedule risk.

Additional long lead items—including **windows, glazing systems, and lighting fixtures**—will be identified early and incorporated into early release packages as design reaches appropriate

levels of completion. Where feasible, Cahill will evaluate alternate products and manufacturers that meet performance requirements while improving availability.

Long lead items are tracked through fabrication, quality control, delivery, and installation milestones via our procurement software ROGER. Storage and logistics planning, including off-site storage if required, will be coordinated in advance to avoid site congestion.

Through early coordination, strategic early procurement, and continuous monitoring, our approach mitigates long lead risks and supports timely, cost-effective delivery of the Project.

d. Utilities

Upon Notice of Award, Cahill will initiate coordination with **PG&E, Contra Costa Water District (CCWD), Central Contra Costa Sanitary District (Central San), and the Contra Costa County Fire Protection District (Con Fire)** to confirm existing conditions, service requirements, permitting processes, and agency timelines. Utility coordination will be tracked on a dedicated permit and utility log that is regularly reviewed and updated.

For **PG&E,** Cahill will coordinate early to support electrical and gas service disconnections required for demolition, followed by new service design and approvals. This includes advancing PG&E design packages, securing approvals for new service points, and coordinating procurement and installation of transformers and associated infrastructure.

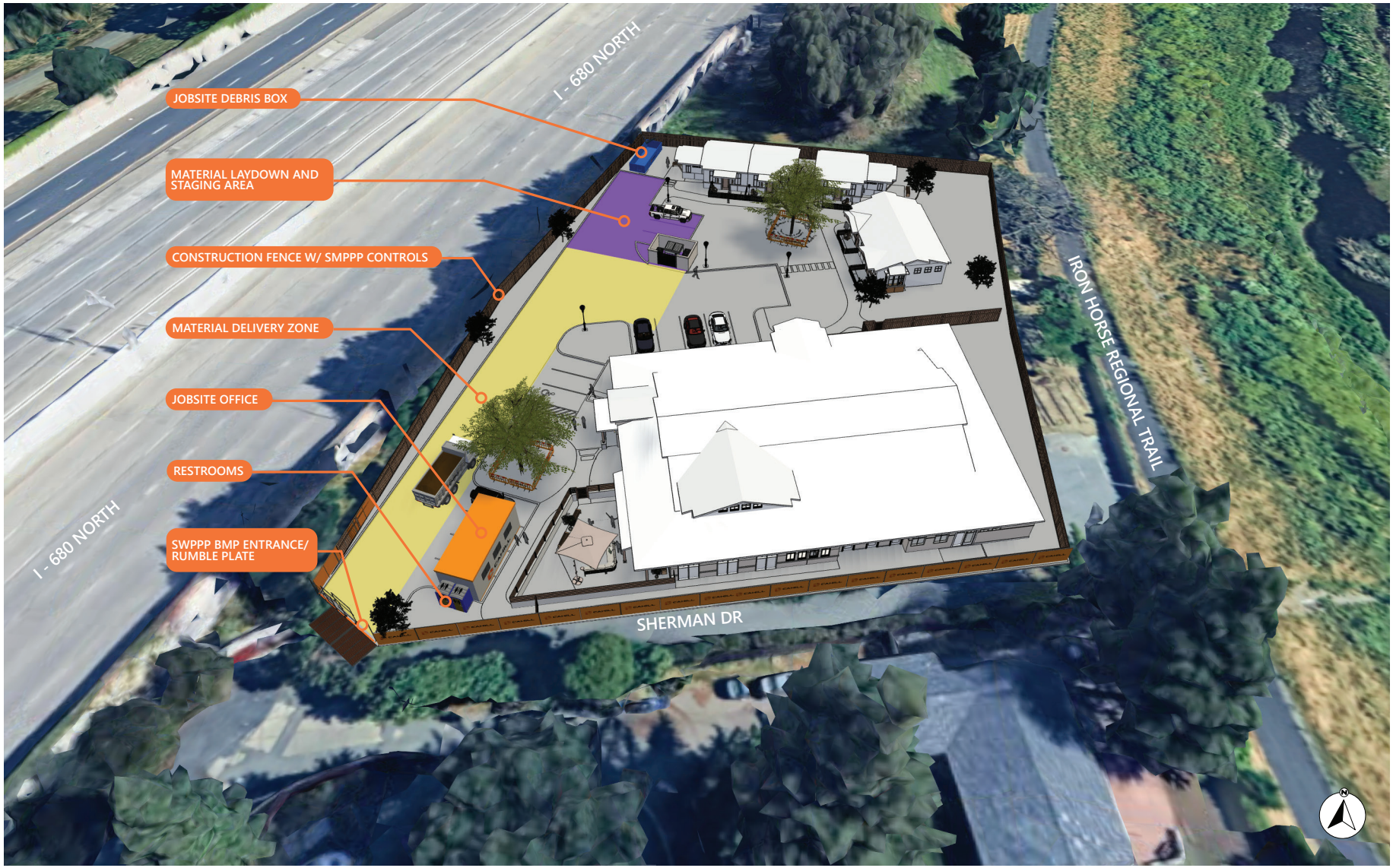
For **CCWD**, Cahill will coordinate water service shutdowns, temporary service needs, and new domestic and fire water connections in accordance with district requirements. This includes submission of connection applications, backflow requirements, and inspection coordination.

For **Central Contra Costa Sanitary District,** Cahill will coordinate sewer lateral disconnections for demolition and obtain permits for new sewer connections, capacity verification, and inspections, ensuring compliance with district standards and sequencing work to avoid service interruptions.

For the **Contra Costa County Fire Protection District,** Cahill will coordinate review and approval of fire service connections, fire flow requirements, and fire access during construction. Temporary fire protection measures will be implemented as required to maintain compliance throughout all project phases.

Cahill will maintain ongoing communication with each utility agency, schedule inspections in advance, and coordinate field work to align with construction milestones. Through early engagement, parallel permitting, and active management, Cahill's approach ensures timely approvals, minimizes utility-related delays, and supports safe, efficient project execution.

Logistics Plan



G Team Qualifications

G Team Qualifications

1. Narrative and Organizational Chart

Organizational Structure and Teaming Approach

Cahill serves as the Project's General Contractor, with LCA as the design partner; together, they comprise as the Design-Build Entity. The organizational structure is intentionally streamlined to promote clear lines of authority, efficient decision-making, and close collaboration between design and construction throughout all phases of the Project.

Cahill holds primary responsibility for project cost, schedule, construction execution, and overall Design-Build contract administration, serving as the County's single point of contact. LCA maintains responsibility for architectural design quality, design coordination, and integration of all consultant disciplines. Key design and construction decisions are made collaboratively through the Design-Build leadership team to ensure alignment with Project goals.

Cahill's licensed Architect, Joyce Chang, serves as the Design Integration Manager (DIM). The DIM is the critical link between creative design and practical execution. Joyce has already led the team during the proposal phase—and will continue to do so if awarded—by fully understanding the County's vision and guiding refinement of the bridging documents with a comprehensive understanding of the Project criteria. She works closely with both LCA designers and Cahill builders to balance design intent, constructability, and cost.

Joyce Chang will be supported by the Cahill project team, including Nick Misakian, Project Director; Christine Flowers, Senior Estimator; Mike Peterson, Project Manager; and Jimmy Valencia, Superintendent. Nick and Christine will be actively engaged during design and preconstruction, with support from Mike and Jimmy as appropriate. Christine will lead cost estimating efforts, while Nick will serve as the Preconstruction Project Manager, coordinating with the County, local utility agencies, long-lead procurement activities, subcontractor partnerships, and construction planning. Nick will remain involved through construction completion, serving as a key link between design, preconstruction, and field operations. Nick will serve as the county's single point-of-contact.

The LCA design team includes Aaron Williams, Senior Project Designer, Ivan Fernanado, Senior Project Manager, and Walter Jones Jr. Project Architect. Working directly with the Design Integration Manager, the LCA team will advance the conceptual design into a fully permitted building package in alignment with Project requirements. As Senior Project Architect, Ivan will lead preparation of the architectural drawings, manage subconsultant coordination, oversee document workflow, and interface with permitting authorities.

Throughout design and construction, the Design-Build team will meet twice weekly, supplemented by issue-specific meetings as required. Given the proximity of LCA's Walnut Creek office to both the Project site and County offices, Cahill team members will co-locate with the LCA team to further enhance coordination, responsiveness, and collaboration.

Cahill + LCA Teaming Relationship and Relevant Experience

Cahill and LCA share an established working relationship built on multiple successful projects and Design-Build pursuit efforts. The firms have collaborated on complex projects requiring strong coordination, disciplined planning, and clear team structures, including the six phased Fremont High School Modernization and collaborative delivery projects.

On these projects, Cahill and LCA operated within clearly defined team hierarchies that supported accountability and responsiveness. Early alignment on scope, budget, and schedule, combined with regular coordination and transparent decision-making, allowed the teams to maintain schedule milestones, budget discipline, and design quality while responding to evolving project requirements.

Integrated Design-Build Approach and Consultant Coordination

During the RFQ and RFP process for the Sherman Recovery Center, Cahill and LCA have worked as a fully integrated Design-Build team. Joint work sessions, design reviews, and cost validation exercises have been used to align design intent with constructability, budget, and schedule from the earliest stages of project development.

LCA leads design coordination across the consultant disciplines, supported by Cahill's project management, cost control, and scheduling framework. The consultant team includes:

- CSWST2 – Civil / Landscape
- ENGEO – Geotechnical ***(added for the RFP phase)***
- Engineering Network – Mechanical / Plumbing
- Esfahani Consulting Engineers – Electrical
- ZFA – Structural Engineer

Consultants participate in coordinated design reviews and milestone-based work sessions to ensure system integration, timely deliverables, and alignment with overall project goals. ENGEO's inclusion strengthens the team's geotechnical and environmental expertise and supports proactive site evaluation, risk management, and early coordination with structural and civil design.

Cahill recently completed a challenging senior living project on a hillside in Marin County with ZFA and CSWST2. The same team members working on the Sherman Recovery center project, worked side by side across two phases and 4 years of construction on an existing 100 year old campus. Navigating the structural and civil complexities of building on a hillside, last fall the team completed $50M of construction on schedule and to the satisfaction of the client.

Cahill + LCA have been working together for over 13 years on a wide range of projects from interior upgrades to $100M complete multi-building campus conversions. In addition to several Design-Build design collaborations, the team has joined together on other alternative delivery projects utilizing Design-Assist and Lease Leaseback methods. All projects have been successful. Similarly, the design and engineering consultants have worked with both Cahill and LCA on multiple projects including several for Contra Costa County.

Schedule, Budget, and Quality Management

Schedules and budgets are maintained through early planning, real-time cost modeling, and regular constructability reviews led by Cahill, with design solutions validated collaboratively with LCA and the consultant team. This approach allows potential risks to be identified early and addressed before they impact project outcomes.

Quality is maintained through structured interdisciplinary design reviews, milestone-based validation, and constructability and coordination checks that align design intent with construction execution. Shared ownership of project outcomes reinforces accountability and supports consistent quality across all disciplines.

Communication and Client Coordination

Communication with Contra Costa County is managed through a structured and transparent framework. Cahill serves as the primary point of contact, coordinating with the County through regular Design-Build coordination meetings, focused design work sessions at key milestones, and scheduled cost and schedule reviews. LCA leads design-related discussions and technical coordination, ensuring County requirements and feedback are clearly documented and incorporated into the work.

This communication structure has proven effective on prior joint projects, ensuring that project requirements are understood, decisions are timely, and the County remains informed and engaged throughout design and construction.

Communication with Contra Costa County is managed through a structured and transparent framework. Cahill's Design Integration Manager (DIM) serves as the primary point of contact, coordinating with the County through regular Design-Build coordination meetings, focused design work sessions at key milestones, and scheduled cost and schedule reviews. LCA leads design-related discussions and technical coordination, ensuring County requirements and feedback are clearly documented and incorporated into the work. As construction nears, Cahill's Project Director and Project Manager transition into the counties primary contact as the DIM steps back into a support role.

This communication structure has proven effective on prior joint projects, ensuring that project requirements are understood, decisions are timely, and the County remains informed and engaged throughout design and construction.

Executive Support



BLAIR ALLISON
President



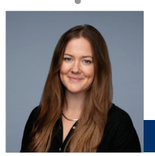
CARL CAMPOS
Principal-In-Charge



NICK MISAKIAN
Project Director (POC)



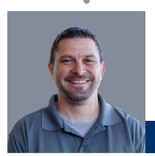
JOYCE CHANG
Design Integration Manager



CHRISTINE FLOWERS
Senior Estimator



MIKE PETERSON
Project Manager



JIMMY VALENCIA
Superintendent



DAVID BOGSTAD
Architect of Record

Project Engineer

Admin Staff

Field Team

Site Foreman



IVAN FERNANDO
Design Project Manager



AARON WILLIAMS
Senior Project Designer



WALTER JONES JR.
Project Architect

Design-Build Consultants

Civil

Structural

Mechanical / Plumbing

Electrical

Geotechnical

Construction Support



MARIANNE SPOTORNO
Safety Director



GREG REIDENBACH
Quality Control Manager



ANISH MUSUGU
Schedule Manager

2. Working Relationship Matrix

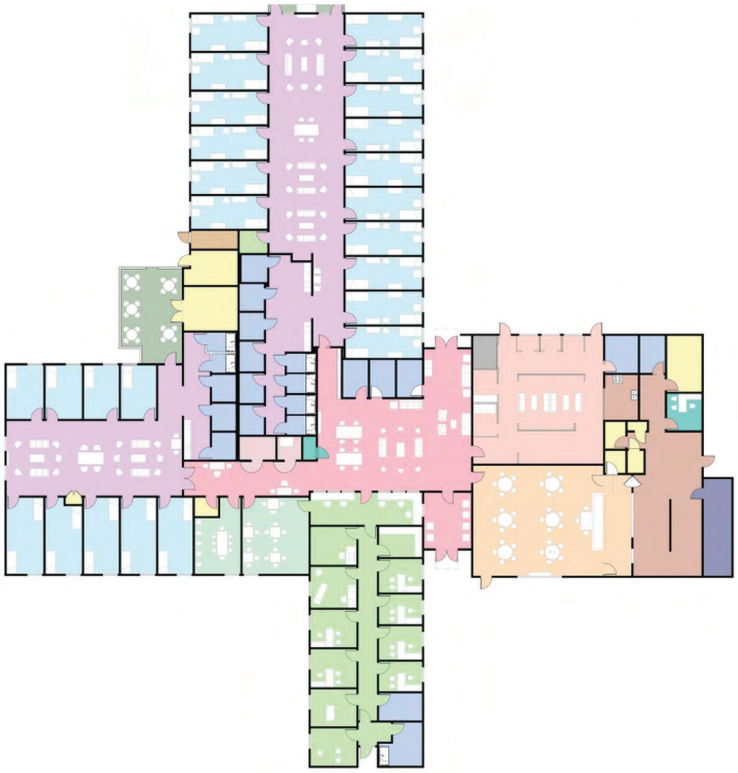
Team	Projects					
	Brookside Mental Health Residential Center	El Portal Mental Health Residential Center	Treasure Island Behavioral Health Center	Maria X. Martinez Health Resource Center	Stanford Blackwelder	1633 Valencia
Blair Allison, President			x	x	x	x
Carl Campos, PIC	x	x				
Nick Misakian, Project Director					x	
Joyce Chang, Design Integration Manager			x			
Christine Flowers, Senior Estimator					x	
Mike Peterson, Project Manager						
Jimmy Valencia, Superintendent						x
David Bogstad, AOR	x	x				
Ivan Fernando, Design Project Manager	x	x				
Aaron Williams, Senior Project Designer	x	x				
Walter Jones Jr., Project Architect	x	x				
Greg Reidenbach, QC Manager			x			
Anish Musugu, Schedule Manager			x			
Marianne Spotorno, Safety Director			x	x	x	x
Structural Engineer of Record (Mickey Kellogg)						
Structural Project Manager (Dudley Mei)						
Mechanical Project Manager (M. Firouzian)	x	x				
Plumbing Project Manager (M. Firouzian)	x	x				
Electrical Project Manager (T. Esfahani)	x	x				

In addition to the table above, Nick Misakian, Christine Smith, Walter Jones, and Aaron Williams previously worked together on the $100 million Fremont High School Project. Nick Misakian, ZFA, and CSWST2 also recently completed the $45 million Aldersly Senior Living Project.

LCA ARCHITECTS

Contra Costa County

Brookside Mental Health Residential Center



Proposed floor plan

PROGRAM:

- Bedroom
- Bathroom
- Living Room
- Medical Offices
- Storage, Elec., and Mech.
- Laundry
- Outdoor Patio
- Communal Space
- Dining
- Amenities
- Kitchen
- Offices
- Break Room
- Med Station
- Salon
- Fire Riser

of Room 1 Bed: 4
of Room 2 Beds: 21

20' 0' 20' 40'
SCALE: 1" = 20'-0"

Mental Health Rehabilitation Center- Schematic Design
July 2024

LCA ARCHITECTS



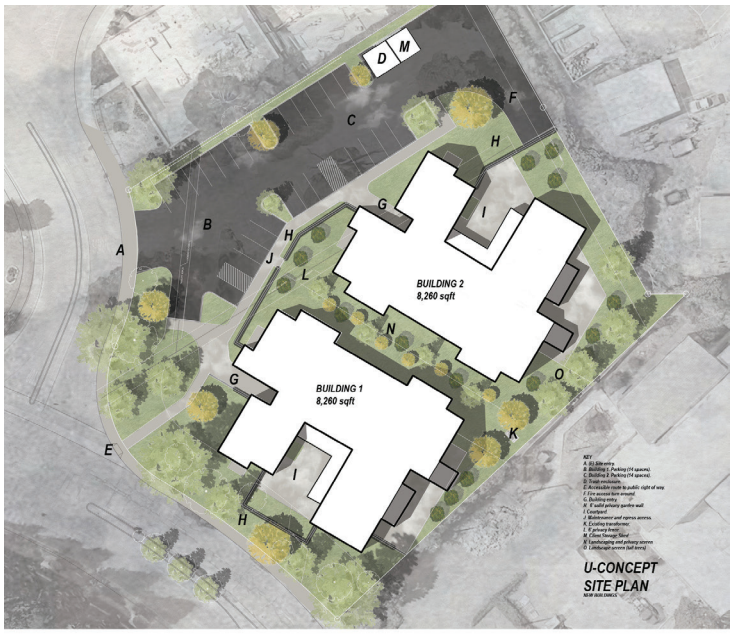
- Functional, Innovative Healing Environment
- LEED Silver, sustainable design
- Flexible & Functional Systems Operations

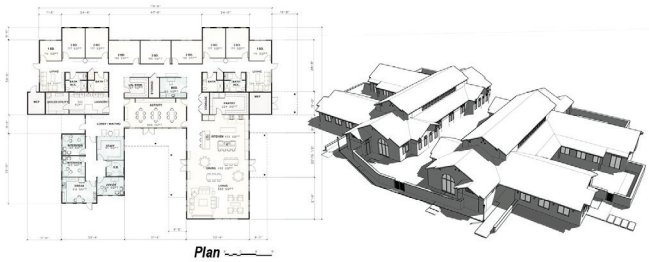
client	CCC Public Works Diane Strassmaier 255 Glacier Drive Martinez, CA 94553 P: 925-313-2000
start	October2023
completion	December, 2027 (estimated)
key individuals	C Campos, D Bogstad, I Fernando
responsibility of firm	Architect of Record
construction value	$30M

LCA ARCHITECTS

Contra Costa County

El Portal Mental Health Residential Center







CCBHS seeks to build two 16 bed social rehabilitation facilities– one crisis residential (CRT), short term SRF and one adult residential treatment (ART), transitional residential SRF – in San Pablo, CA. The property identified is located across the street from the Contra Costa College and currently has an older building on the property. With this project, CCBHS plans to demolish the existing building, and build two new buildings to house the CRT and ART programs. The CRT program provides an unlocked, voluntary service environment that provides an alternative to psychiatric hospitalization. Consumers at the Crisis Residential Treatment will have private indoor and outdoor spaces to engage in recovery in a homelike environment. The ART program provides an unlocked, voluntary service environment that provides an alternative to IMD placement where individuals can receive the services and supports that they need to continue their recovery journey, resolve any issues that may interfere with transitioning to a more independent environment, and develop the life skills to support community living. Residents will have private indoor and outdoor spaces to engage in recovery in a homelike environment.

- Functional & Innovative Environment
- LEED Silver, Zero Net Energy ready
- Flexible & Functional Systems Operations

client	CCC Public Works Diane Strassmaier 255 Glacier Drive Martinez, CA 94553 P: 925-313-2000
square footage	28,000 sf
start	October2023
completion	December, 2027 (est.)
key individuals	Carl Campos, David Bogstad, Ivan Fernand
responsibility of firm	Architect of Record
construction value	$20M



SIMILARITIES TO SHERMAN RECOVERY CENTER

Behavioral Health Center
Similar Amenities
Multi-use Spaces

Treasure Island Behavioral Health Center

Parcel E1.2, Treasure Island

Duration: March 2026 - December 2027

PROJECT SUMMARY

New construction of a 6-story building. Levels 2–6 provide 120 residential sleeping units, group training rooms, and therapist offices to support the residential program. Level 1 includes a full-service kitchen, dining area, staff lounge, fitness center, multipurpose rooms, and outdoor space.

PROJECT STATS

Type IA & IIIA | 120 beds | 6 stories

OWNERS

Mercy Housing

ARCHITECTS

Gensler & Paul Taggart Architects

CONSTRUCTION MANAGER

Gonzalo Castro



SIMILARITIES TO SHERMAN RECOVERY CENTER

Health Recovery Space
Community Spaces
Similar Amenities

Maria X. Martinez Health Resource Center

1064 Mission Street, San Francisco

Duration: March 2020 - October 2022





PROJECT SUMMARY

Two-story tenant improvement project for Tom Waddell Urgent Care Clinic (TWUC) and San Francisco Homeless Outreach Team's (SFHOT) new headquarters in a new six-story, 100% affordable residential building. The first floor includes exam rooms, dental clinic, consult rooms and support spaces for both TWUC clinic and SFHOT. The second floor includes administrative offices and support spaces for both TWUC clinic and SFHOT, and exclusively used by the staff.

PROJECT STATS

Renovation & expansion

OWNERS

Mercy Housing California

Evelyn Perdomo: (415) 355-7100

San Francisco Department of Public Health

Young Jae Kim: (415) 759-3006

ARCHITECTS

LDA Architects

Beyza Demirtas: (415) 552-9940 x 122



SIMILARITIES TO SHERMAN RECOVERY CENTER

Design-Build
Housing
Community Spaces

Stanford Blackwelder

781 Escondido Road, Palo Alto

Duration: August 2022 - August 2024





PROJECT SUMMARY

Renovation of the 83,000 gsf Blackwelder residential tower, originally built in 1971. The 110-unit building provides 220 graduate student beds and underwent upgrades to primary MEP and life safety systems, evaluation and reinforcement of structural/ seismic elements, and renewal of finishes, fixtures, and equipment in common and residential areas.

PROJECT STATS

Renovation & expansion | 83,000 s.f. | 110 units

OWNERS

Stanford University Department of Project Management

ARCHITECTS

Pyatok



SIMILARITIES TO SHERMAN RECOVERY CENTER

Design-Build
Multi-use spaces
Similar Amenities

1633 Valencia

San Francisco

Duration: May 2024 - January 2026





PROJECT SUMMARY

New construction of a 145-unit affordable, supportive housing development serving seniors aged 55+ who are experiencing or at risk of homelessness. The six-story Type III over I building includes a ground-floor community room, supportive services suite, property management offices, and bicycle parking. Outdoor amenities feature landscaped site planting and a second-level outdoor terrace.

PROJECT STATS

Renovation & expansion | 67,648 s.f. | 146 units

OWNERS

Mercy Housing

ARCHITECTS

David Baker Architects

CONSTRUCTION MANAGER

Regent CM

3. Integrated Approach

Cahill and LCA bring a design-led, collaborative Design-Build approach to the Sherman Recovery Center, focused on delivering a behavioral health facility that supports healing, operational clarity, and long-term community value. Our approach emphasizes early alignment, continuous coordination, and informed decision-making, integrating design quality, constructability, cost, and schedule from the outset to reduce risk and deliver predictable outcomes for the County.

Integrated Collaboration and Early Alignment

Building on the organizational framework described in the preceding section, the Cahill + LCA team works as a single, integrated unit throughout design and construction. From the RFQ and RFP phases forward, the team has engaged in joint working sessions with consultants to align project priorities, advance design concepts, and validate decisions against budget and schedule considerations. This collaborative process establishes shared ownership of project outcomes and minimizes handoffs between design and construction.

LCA has been located in Contra Costa County for 50 years. We have worked with nearly all public agencies in the County and have collaborated with the County on the development of both public and private construction. Our track record for project approval and completion is a hallmark of LCA's value. Specific characteristics of value to the County:

30 years' experience with Contra Costa County agencies on projects such as Site Assessments, Fire/Life Safety Planning, New Construction, Infrastructure Upgrades, Modernization and Renovation, Seismic Upgrades for Administration/Tenant Improvements, Recreation Facilities, Medical/Health Buildings, Public Safety & Justice, Veteran's Halls, Animal Facilities, Transitional Housing, Pump Stations, (more than 40 projects)

- Provider of On-Call services to Contra Costa County w/ reputation for responsiveness and collaboration
- Quality staff who are dedicated to Contra Costa County projects and who will support each project to completion
- Inclusion of CASp certified and LEED Accredited personnel to provide essential expertise in code compliant solutions
- Inclusion of CHID/AAHID certified personnel to provide essential expertise in HCAi compliant solutions
- Local office location with close proximity to County facilities
- Comprehensive QA/QC program focused on document coordination and constructability
- Solution oriented attitude towards making facilities work better, last longer, cost less to renovate and maintain, and adapt to changing needs
- CA personnel have served on Pleasant Hill Advisory Boards and would be instrumental in working with City staff for approvals.

Design Quality, Quality Control, and Risk Mitigation

Design quality and error prevention are addressed through a structured, interdisciplinary review process that integrates architectural, engineering, and construction perspectives. LCA leads design coordination and quality reviews, supported by Cahill's constructability input to ensure alignment between design intent and field execution. Joyce Chang and Greg Reidenbach will provide additional quality oversight and design element review, reinforcing consistency, clarity, and coordination across disciplines.

This layered review approach allows potential conflicts or inefficiencies to be identified early, reducing rework and supporting efficient document development.

Real-Time Cost and Schedule Integration

Cahill's Design-Build process incorporates real-time cost and schedule feedback into design development, allowing the team to evaluate design options as they are developed rather than after decisions are finalized. The building model is used as a live tool to support cost validation, risk identification, and informed County decision-making. This approach helps maintain alignment between design quality and budget throughout project development.

Collaborative Design-Build Delivery Process

The team's integrated approach is organized around a four-phase Design-Build process that promotes early alignment and disciplined execution:

- **Project Development:** Early confirmation of goals, site conditions, design standards, permitting requirements, and schedule priorities, with initial design concepts validated against cost and constructability.
- **Detailed Design:** Coordinated design development, constructability reviews, long-lead item planning, and cost validation leading to development of a reliable GMP.
- **Project Implementation:** Disciplined cost control, schedule management, communication, safety, and quality execution supported by proven project controls.
- **Completion and Closeout:** System commissioning, staff training, documentation, and a structured handover process to support long-term facility performance.

Communication and Public Agency Coordination

The team maintains a transparent and responsive communication framework with Contra Costa County through regular Design-Build coordination meetings, focused design work sessions, and structured cost and schedule reviews. This approach ensures County requirements are clearly documented, feedback is addressed promptly, and decisions are made collaboratively and efficiently.

Relevant Experience and Issue Resolution

Cahill and LCA bring shared experience delivering complex projects through collaborative delivery, including the Fremont High School Modernization and similar efforts. On these projects, early coordination, disciplined planning, and integrated decision-making allowed the team to resolve challenges efficiently while maintaining schedule commitments, budget discipline, and design quality.

On the OUSD Fremont project, Cahill and LCA collaborated closely to achieve the School's programming goals while maintaining adequate classroom space to accommodate students throughout construction. The original schematic design proposed a three-phase approach, including construction of a new 30,000 SF building intended to house specialized programs such as a recording studio and maker space. Under this approach, the new building would have required approximately 18 months to complete, resulting in disruption across two academic years.

Working side by side during early design and phasing analysis, Cahill and LCA evaluated alternative solutions that balanced educational needs, schedule, and cost. Together, the team determined it would be more effective to repurpose the new building as dedicated classroom space and relocate the specialized program functions to a renovated existing building. This strategy maintained all required programming while significantly improving constructability and phasing.

By adjusting building use and sequencing, the team reduced construction of the new building to a single school year, minimizing disruption to students and staff while achieving meaningful cost savings and improved phasing alignment. This outcome demonstrates Cahill and LCA's ability to collaboratively problem-solve, align design with operational needs, and deliver best-value solutions for occupied educational campuses.

4. Bidder Financial Strength

CHUBB

2603 Camino Ramon, Suite 300
San Ramon, CA 94583-9137

January 6, 2026

Contra Costa County
Public Works Dept, Capital Projects Division
255 Glacier Drive
Martinez, CA 94553

Re: **Cahill Contractors LLC**
Sherman Recovery Center Project
Authorization No. WH154A

To Whom it may concern:

The surety requirements for Cahill Contractors LLC have been handled by Federal Insurance Company for over thirty years. Federal Insurance Company is a California admitted surety company, is listed in the Federal Register, and has an A.M. Best Rating of A++ XV.

Federal Insurance Company has always responded favorably to any bond request made by Cahill Contractors LLC and if the company has a need, we are willing to consider supporting them on a bond program up to $125,000,000 on a per project basis and $400,000,000 on an aggregate basis.

Our support is conditioned upon completion of the underwriting process, including satisfactory review of contract documents, confirmation of financing and our ongoing review of the operational and financial capacity of Cahill Contractors LLC.

We are pleased to share with you our favorable experience and high regard for Cahill Contractors LLC. This letter is not an assumption of liability and is issued as a reference request from our client. It should be understood that any arrangement for bonds is strictly a matter between Cahill Contractors LLC and Federal Insurance Company.

If we can provide further assurance or assistance, please do not hesitate to call upon us.

Sincerely,

Federal Insurance Company

By _____
Karen Rhodes, Attorney-in-Fact

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

On Jan 6, 2026 before me, K. Holtemann, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Karen Rhodes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

K. HOLTEMANN
Notary Public - California
Marin County
Commission # 2419598
My Comm. Expires Oct 31, 2026

Signature K. Holt
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY**, an Indiana corporation, **VIGILANT INSURANCE COMPANY**, a New York corporation, **PACIFIC INDEMNITY COMPANY**, a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Joan DeLuca, Kelly Holtemann, Thomas E. Hughes and Karen Rhodes of Novato, California; Nerissa S. Bartolome, Patrick R. Diebel, Christopher M. Howell, Mark M. Munekawa, Zachary V. Overbay, Christina Parsons, Rossio Polio, Yvonne Roncagliolo, Charles R. Shoemaker and Valerie Takeuchi of San Francisco, California; Lucy M. Dunham, Kathleen Earle, and Andrew S. Holloway of Walnut Creek, California ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **14th** day of **May 2024**.

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **14th** day of **May, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this January 6, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

Combined: FED-VIG-PI-WFIC-AAIC (rev. 11-19)

H Best Value Enhancements

H Best Value Enhancement

Aesthetic Material & Scope Upgrades
$106,800 (included in base)

The project's aesthetic strategy prioritizes durable, low-maintenance materials that balance initial construction cost with long-term lifecycle value, reinforcing a warm, residential character rather than an institutional appearance. Exterior materials are selected to convey dignity, comfort, and permanence, supporting a healing environment while minimizing future maintenance demands. Site design further reinforces this residential character through dispersed parking strategies that break down large surface lots into smaller, landscaped areas, reducing the visual impact of vehicles and avoiding a commercial campus feel.

Material enhancements are strategically concentrated at key public and residential-facing areas, including primary entries and exit points, where architectural detailing improves identity, wayfinding, and user experience. A limited, coordinated material palette is employed across buildings to strengthen visual cohesion, simplify construction, and reduce complexity. By focusing upgrades on high-visibility, high-use areas and utilizing readily available, proven products, the design delivers maximum perceived value while minimizing procurement risk and controlling overall project costs.

The key building upgrades include:

- Clearly expressed entry vestibule with pillars and elevated ceiling to frame the arrival point
- Introducing a board-form concrete base along the outdoor patio to give the Recovery Center a unique identity and visibility
- Added base material throughout the building perimeter to create a sense of permanence
- Articulation of roof lines to break up the large roof massing
- Improved patio layout where the entire area can be supervised without blind corners
- Added second private patio towards the back of the house For the PSH scope, an addition of a office space for out-patient services

The key site upgrades include:

- Dispersed parking that breaks down large surface into smaller landscape area, creating a more domestic scale than commercial scale.
- Dispersed bio-retention pounds that are fully integrated to the landscape design
- Creating a clear back of house / maintenance access on the side of the house
- Additional tree planting creating a buffer from the neighboring house
- Providing therapeutic outdoor spaces such as a labyrinth and a basketball court
- Reduction in concrete paving in favor of locally sourced decomposed granite.
- Addition of lamp posts / site lighting

Space Layout & Functionality
$63,300 (included in base)

The plan is organized around clear adjacencies and intuitive circulation to support daily operations and resident well-being. Community, staff, and support spaces are carefully arranged to reduce travel distances and improve efficiency, with the kitchenette and community kitchen intentionally positioned as the heart of the residential environment. Relocating the main kitchen to an exterior wall allows for natural daylight, improving comfort and reinforcing the kitchen's role as an active, shared space. Laundry and support functions are consolidated to enhance operational flow and adjacency, while a centrally located staff office provides increased visual oversight extending into key common areas.

Resident-centered planning enhances privacy, acoustic comfort, and intuitive wayfinding throughout the facility. Living and dining spaces are buffered from exterior views through smaller support spaces, creating a protected interior environment while maintaining openness within the community core. Clear zoning distinguishes active, quiet, and restorative areas, supporting varied therapeutic needs. Flexibility is built into the layout through clear-span structural systems and non-structural interior partitions, allowing spaces to evolve over time with minimal structural or MEPT modifications. This approach improves long-term adaptability while maintaining a welcoming, non-institutional atmosphere.

- Proposed layout changes add additional 33 square feet to the Recovery Center.
- Additional 117 square feet added to the Permanent Supportive Housing for the office space.

Sustainability

$96,825 (included in base)

Sustainability strategies are integrated into the site and building design through passive planning decisions that improve comfort while reducing energy demand. The key enhancements include:

- Improved daylighting in communal spaces such as kitchen by adjusting program locations. Providing clearstories in high ceiling to maximize daylight in active areas such as hallways and dinning room. We have nearly doubled the amount of glazing.
- Preserving mature trees wherever possible to reinforce biophilic design principles for shades, quality views, and seasonal connection to nature.
- Landscape planting near the freeway creates a noise buffer, while locating the sleeping rooms at the quietest end of the site.
- Providing a therapeutic landscape design that incorporates a meditative labyrinth under an oak tree.
- Reduction of hardscape areas to mitigate heat island effects and support on-site stormwater filtration.
- Minimized outdoor water consumption by using drought-tolerant planting selections
- High performance building envelope to ensure continuous insulation and minimized air infiltration.
- Specifying low-VOC emitting products in interior finishes choosing from the following categories: paints/coating, flooring, ceiling, adhesives/sealants, walls, insulation and composite wood.

Providing construction and demolition waste diversion plan to reduce waste to landfill.

MEPT Upgrades

$86,825 (included in base / overlap with Sustainability best value enhancements estimates)

MEPT upgrades focus on reliability, energy efficiency, and long-term serviceability to support both resident comfort and operational stability. High-efficiency HVAC systems and modern controls are selected to optimize performance while providing redundancy and ease of maintenance. Lighting systems incorporate low-energy fixtures and daylight-responsive controls to reduce electrical demand while maintaining consistent, comfortable illumination throughout residential and community spaces.

User comfort and intuitive operation are central to the MEPT strategy. Improved thermal comfort, indoor air quality, and acoustic performance contribute to a calm and supportive environment for residents and staff. Controls are designed to be simple and intuitive, appropriate for a residential setting. Early coordination between architectural, structural, and MEPT systems reduces conflicts, simplifies routing, and streamlines installation, resulting in improved constructability, reduced change orders, and a more reliable project schedule.

- Daylighting sensors to reduce the amount of lighting provided during the day as our proposed design improves daylighting in communal spaces such as the kitchen, lunges and hallways by adjusting program locations and adding glazing.

J Bidding Documents

1. Proposal Form: Document 004200 (Proposal Form) filled out and signed by Bidder.

CCC Public Works Department - Capital Projects
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DOCUMENT 004200

PROPOSAL FORM

To be submitted by the time and date indicated in Document 002100 (Request for Proposals):

TO: BOARD OF SUPERVISORS OF THE COUNTY OF CONTRA COSTA

RE: CCC PUBLIC WORKS DEPARTMENT AUTHORIZATION NO(s): WH154A DESIGN-BUILD SERVICES FOR THE CONTRA COSTA COUNTY SHERMAN RECOVERY CENTER PROJECT

1. The undersigned Bidder proposes and agrees that, if this Proposal is accepted, Bidder will enter into an agreement with the COUNTY OF CONTRA COSTA ("County") in the form included in the Contract Documents and Document 005200 (Agreement), to perform and furnish all Work specified or indicated in the Contract Documents for the Contract Sum and within the Contract Time indicated in this Proposal and in accordance with all other terms and conditions of the Contract Documents.

2. The Bidder accepts all the terms and conditions of the Contract Documents. The Bidder accepts all the terms and conditions of Document 002100 (Request for Proposals), including but not limited to Document 002100A (RFP Master Proposal Packaging list), Document 002100B (Best Value Enhancement Form) and all Addenda thereto, including without limitation, those dealing with the disposition of Proposal security. This Proposal will remain subject to acceptance for one hundred fifty (150) Days after the Date of Proposal below, unless a greater period is authorized by Document 002100, and may not be withdrawn during that time period. The Bidder will sign and submit Document 005200 (Agreement), bond commitments and other documents required by Document 002100 by the time and in the manner set forth therein.

3. In submitting this Proposal Form, the Bidder represents that:

   3.1 Bidder has examined all the Contract Documents, and

   3.2 Based on that examination, Bidder proposes and agrees to fully perform the Work within the time stated and in strict accordance with the Contract Documents for the following sum of money listed in the following Schedule (Bidder Proposal Form).

4. Bidder must provide the following price breakdown information for proposal evaluation purposes. The amounts included in the following breakdown must accurately reflect the Bidders estimated costs and ***total the price identified in Document 002100, Paragraph 3***. This information is for proposal evaluation purposes. However, DBE should anticipate the information will be utilized in the development of its schedule of values for project invoicing.

5. All proposal items must be filled in completely. Proposal items are described in Sections 011110 (Summary of Work) and 011114 (Summary of Work - Design Services & Deliverables). The price breakdown information included on the Bidder Proposal Form is intended for proposal evaluation and does not reflect the work sequencing requirements described in Section 011216 (Work Sequence). Construction must be performed in accordance with the requirements of Section 011216. Quote in numerals only, unless words are specifically requested.

6. **PROJECT LABOR AGREEMENT**: As a condition of being awarded the contract, the selected Design-Build Team is required to sign a Project Labor Agreement ("PLA") with the Contra Costa Building and Construction Trades Council. The required Project PLA and PLA forms are included in the RFP (Document 007349). The Design-Build Team shall require all subcontractors, as a condition of working on the project, to sign the PLA.

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The following ADDENDA are hereby acknowledged as being included in the Price Proposal:

RFP ADDENDA NO.		DATED	SIGNATURE OF PROPOSER
Addendum #	1	November 18, 2025	
Addendum #	2	November 25, 2025	
Addendum #	3	December 10, 2025	
Addendum #	4	December 17, 2025	
Addendum #	5	December 24, 2025	
Addendum #	6	December 31, 2025	
Addendum #	7	January 14, 2026	

Bidder Proposal:

Sherman Recovery Center Project			
Abatement Direct Costs			$ 11,000
Demolition Direct Costs			$ 132,000
Underground Utilities Direct Costs			$ 567,250
Site Work Direct Costs			$ 885,228
Soil Removal Direct Cost & Import Fill			$ 658,000
Class I Unit Cost/Ton			$ 173
Class II Unit Cost/Ton			$ 54
Class III Unit Cost/Ton			$ 23
Building Construction Direct Costs			$ 5,639,466
	Subtotal		$ 7,892,944
Escalation (thru midpoint of construction)	1	%	$ 111,000
General Requirements	3.2	%	$ 366,586
General Conditions	6.8	%	$ 773,904
Design Contingency	1.5	%	$ 166,500
Construction Contingency	1.5	%	$ 166,500
Insurance & Subguard	2.2	%	$ 246,809
	Subtotal		$ 1,831,299
Contractor Fee	3.5	%	$ 381,690
Preconstruction Services		%	$ 0
Design-Build Team A/E Fees	7.9	%	$ 900,318
Permits (Reference Section 13 - Document 007200)		%	$ n/a*
Bonds	0.82	%	$ 93,749
	Subtotal		$ 1,375,757

AD-6

*per document 007200 and 005200 (Agreement) The County will pay for all permits

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DBE PROPOSAL PRICE - CONSTRUCTION		**11,100,000.00**
Allowance No.1 - Owner Allowance (Scope Change Contingency)	$	$222,000.00
Allowance No.2 - Abandoned Septic System Removal		$5,000.00
TOTAL COMPETITIVE BID PRICE (DBE PROPOSAL PRICE + ALLOWANCES)	**$**	**11,327,000.00**

AD-3

***Project Alternates / Enhancements*:**

Alternate Price captures all design and construction costs, including but not not limited to, Materials, Labor, Escalation, General Requirements, General Conditions, design contingency, insurance/subguard, Contractor Fee, Preconstruction costs, DB Team A/E Fees, permit and bond costs.

SHERMAN RECOVERY CENTER - ALTERNATE PRICING			**ALTERNATE PRICE**
1. Additive Alternate - Permanent Supportive Housing			$ 1,900,000
ALTERNATE PRICING BREAKDOWN			
Building Construction Direct Costs			$ 1,569,675
	Subtotal		$ 1,569,675
Escalation (thru midpoint of construction)	1	%	$ 19,000
General Requirements		%	$ 0
General Conditions		%	$ 0
Design Contingency	1.5	%	$ 28,500
Construction Contingency	1.5	%	$ 28,500
Insurance & Subguard	2.1	%	$ 40,393
	Subtotal		$ 116,393
Contractor Fee	3.5	%	$ 59,505
Preconstruction Services		%	$ 0
Design-Build Team A/E Fees	7.4	%	$ 139,807
Permits (Reference Section 13 - Document 007200)		%	$ n/a*
Bonds	0.82	%	$ 14,620
	Subtotal		$ 213,932
TOTAL - ALT. PRICING (SHERMAN NOS. 1)			$ 1,900,000

***per document 007200 and 005200 (Agreement) The County will pay for all permits**

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Project Enhancements:

SHERMAN RECOVERY CENTER - CCCPW LISTED PROJECT ENHANCEMENTS	TOTAL COST
A. Description **Lower Cost/SF for Social Rehab Center -** reduce the amount of exterior glazing and provide revised interior finishes	$ -65,137 0
County Decision Point Date - Owner must notify DBE no later than this date to accept "enhancement" without incurring additional project costs. Check box to indicate enhancement has been included in Design Builder Total Proposal Price.	3/16/2026
B. Description **Additional EV Parking Spaces Beyond Minimum Code -** installation of 2 additional charging stations, per Criteria Document EV chargers are County furnished & Contractor installed	$ 5,000
County Decision Point Date - Owner must notify DBE no later than this date to accept "enhancement" without incurring additional project costs. Check box to indicate enhancement has been included in Design Builder Total Proposal Price.	2/1/2027
C. Description **Energy Efficient Systems -** as specified in criteria documents are included in base scope	$ 0
County Decision Point Date - Owner must notify DBE no later than this date to accept "enhancement" without incurring additional project costs. Check box to indicate enhancement has been included in Design Builder Total Proposal Price.	n/a
D. Description **Water Conservation -** as specified in criteria documents are included in base scope	$ 0
County Decision Point Date - Owner must notify DBE no later than this date to accept "enhancement" without incurring additional project costs. Check box to indicate enhancement has been included in Design Builder Total Proposal Price.	n/a
E. Description	$
County Decision Point Date - Owner must notify DBE no later than this date to accept "enhancement" without incurring additional project costs. Check box to indicate enhancement has been included in Design Builder Total Proposal Price.	

7. Contractor acknowledges and agrees that final adjustment to Contract Sum, if any, with respect to the foregoing amounts, may be made as provided in Document 007200 (General Conditions) at no additional costs beyond those noted above if accepted prior to any corresponding Decision Point Dates.

8. DEFINITION OF COMPETITIVE BID PRICE: A transparent process for procurement of equipment, services and work in which bids are invited by prequalification, covering the scope and specifications of the equipment, services and work required for the project. The terms and conditions of the proposed contract as well as the criteria by which bids shall be evaluated. Subject to additions and deductions which may be made only in accordance with the Contract Documents.

9. The undersigned understands that County reserves the right to reject this Proposal, or all proposals, in its sole discretion.

10. If written notice of the acceptance of this Proposal, referred to as the Notice of Award, is mailed or delivered to the undersigned Bidder within the time described in paragraph 2 above or at any other time thereafter before it is withdrawn, the undersigned agrees to execute and deliver the documents required by Document 002100 (Request for Proposals) including, but not limited to, Documents 005200 (Agreement), 006110 (Construction Performance Bond), and 006120 (Construction Labor and Material Payment Bond), and insurance certification all within the time and in the manner specified in Document 002100.

11. Notice of Award or request for additional information may be addressed to the undersigned Bidder at the address set forth below.

12. The undersigned Bidder encloses with this Proposal a certified check or cashier's check on a responsible bank in the United States, or a corporate surety bond furnished by a surety authorized to do surety business in the State of California having an A.M. Best Company financial rating of A-7 or better, in the amount of ten percent (10%) of the total of Proposal Price above, and made payable to the "**The County of Contra Costa**".

13. The undersigned Bidder agrees to commence work under the Contract Documents on the date established by Document 007200 (General Conditions) and to complete all work by the Bidder's specified completion date included in their proposal. Bidders specified proposal project completion date to be included in Document 005200 (Agreement) subject to terms and conditions of Article 3.3.2 of the Agreement (Document 005200).

14. If the Bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If the Bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership. By signing this Proposal, all signers represent and warrant that they are authorized to sign this Proposal on behalf of Bidder.

15. **EXISTING CONDITIONS**: The undersigned has examined the location of the proposed work and is familiar with the site and surroundings, the County's "Criteria Documents," the Request for Proposal ("RFP") including all attachments and exhibits to the RFP, the contract documents, and the local conditions at the place where the work is to be done. The Design-Builder shall satisfy themselves through their own investigation as to the actual conditions to be encountered.

16. **UTILITIES**: The Design-Builder shall be responsible at their own cost for any and all work, expense, delay, or special precautions caused or required by the existence or proximity of utilities encountered in performing the work, including without limitation thereon, repair of any or all damage and all hand or exploratory excavation and potholing required. The proposer is cautioned that such utilities may include gas/fuel, communication cables or electrical cables which may be high voltage, and the ducts enclosing such cables, and when working or excavating in the vicinity thereof, the special precautions to be observed at their own cost shall also include the following: All such cables and their enclosure ducts shall be exposed by careful hand excavation so as not to damage the ducts or cables, nor cause injury to persons, and suitable warning signs, barricades and safety devices shall be erected as necessary or required.

17. **CHECKING OF STATED FIGURES**: The undersigned has checked carefully all of its stated figures and understands that the County will not be responsible for any errors or omissions on the part of the undersigned in making up this Price Proposal.

18. **PRICE PROPOSAL INTEGRITY**: The undersigned hereby certifies that this Price Proposal is genuine and not sham or collusive, or made in the interest of or on behalf of any person not

herein named, and that the undersigned has not directly induced or solicited any other entity to put in a sham price proposal, or any other person, firm or corporation to refrain from submitting a price proposal, and that the undersigned has not in any manner sought by collusion to secure for themselves an advantage over any other entity interested in submitting a price proposal.

19. The undersigned Bidder agrees that, in accordance with Document 007200 (General Conditions), liquidated damages for failure to complete all Work under the Contract Documents within the time specified therein shall be as set forth in Document 005200 (Agreement). It is understood, with due allowances made for unavoidable delays, that if the Design-Build Team should fail to complete the work of the contract as set forth in Document 005200 (Agreement) then, the Design-Build Team shall be liable to the County in the amount of **Four Thousand Dollars ($4,000) per calendar day for the Social Rehabilitation Center** and **Ten Thousand Dollars ($10,000) per calendar day for the Add Alternate 1: Permanent Supportive Housing,** per Article 3.5. in the Agreement (Document 005200), for each day said work remains uncompleted beyond either Substantial Completion or Final Completion, as and for liquidated damages and not as a penalty; it being agreed and expressly stipulated that it would be impractical and difficult to fix the actual amount of damage.

20. **NEGOTIATIONS**: The Price Proposal, together with all required parts of the Design-Builder's Proposal package, will be evaluated by the County pursuant to the criteria set forth in the RFP document. The County reserves the right to hold good faith discussions or negotiations concerning the **Competitive Bid Price** (the Contract Sum), starting with the highest ranked design-builder.

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Design-Build Team: Cahill + LCA

General Contractor:

By Blair Allison
Print Name Signature

Title President

Address 425 California Street, Suite 2200, San Francisco, CA

Phone: (415) 677-0639 Email: ballison@cahill-sf.com

Federal Tax Payer I.D. or Social Security No. 47-3946807

Dated this 21 day of January, 20 26.

General Contractor:
Classification and License No. 1011738. Expiration Date 03/31/2026

Architect/Designer:

By Carl Campos
Print Name Signature

Title CEO

Address 590 Ygnacio Valley Road, Suite 310, Walnut Creek, CA

Phone: (925) 944-1626 Email: ccampos@lca-architects.com

Federal Tax Payer I.D. or Social Security No. 94-2784453

Dated this 21 day of January, 20 26.

Architect/Designer:
License No. C10482. Expiration Date 08/31/2027

2. Proposal Security: Document 004310 (Bond Accompanying Proposal) filled out and signed by Bidder. Bond shall be a check, cashier's check or corporate surety bond.

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DOCUMENT 004310

BOND ACCOMPANYING PROPOSAL

KNOW ALL BY THESE PRESENTS:

That the undersigned [Cahill Contractors LLC] as Principal and the undersigned as Surety are held and firmly bound unto the COUNTY OF CONTRA COSTA ("County"), as oblige, in the penal sum of Ten Percent (10%) of the aggregate amount of said principal proposal ($----------) lawful money of the United States of America, being at least ten percent (10%) of the aggregate amount of said Principal [Cahill Contractors LLC] proposal, for the payment of which, well and truly to be made, we bind ourselves, our successors, executors, administrators, and assigns, jointly and severally, firmly by these presents.

WHEREAS, the said Principal [Cahill Contractors LLC] is submitting a proposal for the

Sherman Recovery Center Project Authorization No. WH154A

THE CONDITION OF THIS OBLIGATION IS SUCH that if the proposal submitted by the said Principal [Cahill Contractors LLC] be accepted and the contract be awarded to said Principal [Cahill Contractors LLC] and said Principal [Cahill Contractors LLC] shall within a period of ten (10) Days after such award enter into the contract so awarded and execute DOCUMENT 005200 (AGREEMENT) then this obligation shall be void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above bounden parties have executed this instrument

this 6th day of January, 2026.

(Corporate Seal)

Cahill Contractors LLC

By

Principal

Federal Insurance Company

Surety

(Corporate Seal)

By

Karen Rhodes, Attorney in Fact

END OF DOCUMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Marin)

On Jan 6, 2026 before me, K. Holtemann, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Karen Rhodes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

K. HOLTEMANN
Notary Public - California
Marin County
Commission # 2419598
My Comm. Expires Oct 31, 2026

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K. Holt
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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CHUBB

Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company
Westchester Fire Insurance Company | ACE American Insurance Company

Know All by These Presents, that **FEDERAL INSURANCE COMPANY,** an Indiana corporation, **VIGILANT INSURANCE COMPANY,** a New York corporation, **PACIFIC INDEMNITY COMPANY,** a Wisconsin corporation, **WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Joan DeLuca, Kelly Holtemann, Thomas E. Hughes and Karen Rhodes of Novato, California; Nerissa S. Bartolome, Patrick R. Diebel, Christopher M. Howell, Mark M. Munekawa, Zachary V. Overbay, Christina Parsons, Rossio Polio, Yvonne Roncagliolo, Charles R. Shoemaker and Valerie Takeuchi of San Francisco, California; Lucy M. Dunham, Kathleen Earle, and Andrew S. Holloway of Walnut Creek, California ----------

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said **FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY** and **ACE AMERICAN INSURANCE COMPANY** have each executed and attested these presents and affixed their corporate seals on this **14th** day of **May 2024.**

Rupert HD Swindells, Assistant Secretary

Warren Eichhorn, Vice President

STATE OF NEW JERSEY
County of Hunterdon ss.

On this **14th** day of **May, 2024** before me, a Notary Public of New Jersey, personally came Rupert HD Swindells and Warren Eichhorn, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Rupert HD Swindells and Warren Eichhorn, being by me duly sworn, severally and each for himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal

Albert Contursi
NOTARY PUBLIC OF NEW JERSEY
No 50202369
Commission Expires August 22,2027

Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009:

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bonds, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary course of business (each a "Written Commitment"):

(1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.

(2) Each duly appointed attorney-in-fact of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.

(3) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney-in-fact of the Company with full power and authority to execute, for and on behalf of the Company, under the seal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(4) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.

(5) The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, employees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly granted or vested."

I, Rupert HD Swindells, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

(i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
(ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this January 6, 2026

Rupert HD Swindells, Assistant Secretary

IN THE EVENT YOU WISH TO VERIFY THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT:
Telephone (908) 903- 3493 Fax (908) 903- 3656 e-mail: surety@chubb.com

Combined: FED-VIG-PI-WFIC-AAIC (rev. 11-19)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Francisco)

On Jan. 7, 2026 before me, Roman Bick, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Guy Estes
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ROMAN BICK
Notary Public - California
San Francisco County
Commission # 2488543
My Comm. Expires Apr 29, 2028

Signature
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:

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3. Designated Subcontractors and subconsultants List: Document 004336 shall be provided by the Design Builder as part of the proposal package listing all the proposed Core Team Subcontractors. Pending Contract award, the attached form shall be updated and resubmitted for each subsequent Design Builder bid package.

CCC Public Works Department - Capital Projects
Sherman Recovery Center
Criteria Manual – 2025

DOCUMENT 004336

DESIGNATED SUBCONTRACTORS AND SUBCONSULTANTS LIST

PROJECT: SHERMAN RECOVERY CENTER

Design Builder must list hereinafter the name and location of each subcontractor and subconsultant who will be employed, and the kind of Work that each will perform if the Contract is awarded to the Bidder. Bidder acknowledges and agrees that under Public Contract Code section 4100, et seq., it must clearly set forth below the name and location of each subcontractor who will perform work or labor or render service to the Bidder in or about the construction of the Work in an amount in excess of one-half of one percent (1/2 of 1%) of Bidder's total Bid, and that as to any Work that Bidder fails to list, Bidder agrees to perform that portion itself or be subjected to penalty under applicable law.

In case more than one subcontractor is named for the same kind of Work, state the portion that each will perform. Vendors or suppliers of materials only do not need to be listed.

If further space is required for the list of proposed subcontractors, additional sheets showing the required information, as indicated below, shall be attached hereto and made a part of this document.

CLARIFICATION: Document 004336 shall be provided by the Design Builder as part of the proposal package listing all the proposed Core Team Subcontractors. Pending Contract award, the attached form shall be updated and resubmitted for each subsequent Design Builder bid package.

CCC Public Works Department - Capital Projects
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(1) (4) Name and City of Subcontractor or Subconsultant	(1) Description of Work: Reference to Contract Items	(2) (3) Prices Under Subcontract	Subcontractor's License Numbers.		
			(2) State of California Contractor's License	(2) Dept. of Industrial Relations Registration No.	(2) Business License and City/County Issued
ENGEO, San Ramon	Geotechnical & Environmental Services	not applicable per numbered footnotes below			
Westates Mechanical, Hayward	Fire Protection Design & Installation	not applicable per numbered footnotes below			

(Bidder to attach additional sheet(s) if necessary)

(1) Submit this information with sealed bid/Proposal.

(2) This information shall be required of the two (2) apparent low bidders, no later than two days following the bid opening. **NOT REQUIRED WITH RFP PROPOSAL.**

(3) Dollar amount will be treated as proprietary and will solely be for the use of County staff. **NOT REQUIRED WITH RFP PROPOSAL.**

(4) Submit full address of Subcontractors two (2) days following bid opening.

END OF DOCUMENT

4. Registration and Safety Experience: Document 004510 (Design Builder Registration and Safety Experience Form) filled out and signed by Bidder.

CCC Public Works Department - Capital Projects
Sherman Recovery Center
Criteria Manual – 2025

DOCUMENT 004510

DESIGN BUILDER REGISTRATION AND SAFETY EXPERIENCE FORM

INSTRUCTIONS

IN ORDER TO PROPOSE TO UNDERTAKE WORK FOR THE COUNTY OF CONTRA COSTA, YOU MUST DO THE FOLLOWING:

1) FILL OUT THIS FORM COMPLETELY; DO NOT LEAVE BLANKS.

2) PROVIDE CERTIFICATES OF INSURANCE COMPLYING WITH DOCUMENTS 007200 (GENERAL CONDITIONS) AND 007320 (INSURANCE).

REGISTRATION

CONTRACTORS LICENSE # 1011738 A, B, C-8

DATE: 1/22/2026 FED I.D. # 47-3946807

FULL CORPORATE NAME OF COMPANY:
Cahill Contractors LLC

STREET ADDRESS: 425 California Street, Suite 2200, San Francisco, CA 94104

MAILING ADDRESS: 425 California Street, Suite 2200, San Francisco, CA 94104

PHONE: (415) 986-0600 FAX: Not Applicable

NAME OF PRINCIPAL CONTACT: Blair Allison

TYPE OF BUSINESS: _____ Sole Proprietor X (LLC) Partnership

_____ Non-Profit 501(c)(3) _____ Corporation

_____ Other (Please explain below)

CCC Public Works Department - Capital Projects
Sherman Recovery Center
Criteria Manual – 2025

INSURANCE

COMMERCIAL GENERAL LIABILITY:

CARRIER: Arch Insurance Company

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: ZAGLB9240405 Deductible: $

POLICY LIMITS: $2M/4M Self-Insured Retention: $450K (captive)

COMMERCIAL AUTOMOBILE LIABILITY:

CARRIER: Zurich American Insurance Co.

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: BAP1864793 Deductible: $10,000 Bod. Injury & Prop. Damage

POLICY LIMITS: $2M Combined Limit, $5K Medical, $2M UM/UIM Self-Insured Retention: $

BUILDER'S RISK:

CARRIER: Zurich American Insurance Co.

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: MBR008436410 Deductible: $

POLICY LIMITS: $Per Scheduled Project Self-Insured Retention: $50,000

PERILS COVERED: All Risk - Builder's Risk including installation.

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WORKER'S COMPENSATION:

CARRIER: Arch Insurance Company

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: ZAWCI9786201 Deductible: $ 450K/Per Accident

POLICY LIMITS: $ 1M/1M Self-Insured Retention: $

UMBRELLA/EXCESS LIABILITY:

CARRIER: Arch Insurance Company

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: ZAULP9278103, ZAULP928700, & CX00F0D25 Deductible: $

POLICY LIMITS: $ 15M Self-Insured Retention: $

PROFESSIONAL LIABILITY:

CARRIER: Indian Harbor Ins.

ADDRESS: c/o Lockton - 600 University St., Suite 1900, Seattle, WA 98101

PHONE: (206) 678-3147

POLICY NUMBER: CE0744654208 Deductible: $

POLICY LIMITS: $ 10M/10M Self-Insured Retention: $ 100,000

CCC Public Works Department - Capital Projects
Sherman Recovery Center
Criteria Manual – 2025

SAFETY EXPERIENCE

The following statements as to the Bidder's safety experience are submitted with the Bid, as part thereof, and the Bidder guarantees the truthfulness and accuracy of all information.

1. List your firm's interstate Experience Modification Rate for the last three years.

   2023 .61 2024 .59 2025 .52

2. Use your last year's Cal/OSHA 200 log to fill in the following number of injuries and illnesses:

   a. Number of lost workday cases 0

   b. Number of medical treatment cases 0

   c. Number of fatalities 0

3. Employee hours worked last year 595842 (2024)

4. State the name of your firm's safety engineer/manager:

   Marianne Spotorno, Director of Safety

   Attach a resume or outline of this individual's safety and health qualifications and experience.

I CERTIFY, UNDER PENALTY OF PERJURY, THAT THE FOREGOING INFORMATION IS CURRENT AND ACCURATE, AND I AUTHORIZE THE COUNTY OF CONTRA COSTA, AND ITS AGENTS AND REPRESENTATIVES, TO OBTAIN A CREDIT REPORT AND/OR VERIFY ANY OF THE ABOVE INFORMATION.

[Cahill + LCA] / Name of Design Builder

By: _____
Signature Blair Allison

Its: President
Title

January 22, 2026
Date

END OF DOCUMENT

5. Non-Collusion Affidavit Form: Attached to Document 004200, Request for Proposals from Bidders, filled out and signed by Bidder.

CCC Public Works Department - Capital Projects
Sherman Recovery Center
Criteria Manual – 2025

NONCOLLUSION AFFIDAVIT TO BE EXECUTED BY PROPOSER AND SUBMITTED WITH PRICE PROPOSAL

State of California)
) ss
County of San Francisco)

Blair Allison, being first duly sworn, deposes and says that he or she is President of _____ the party making the foregoing price proposal that the price proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation; that the price proposal is genuine and not collusive or sham; that the proposer has not directly or indirectly induced or solicited any other proposer to put in a false or sham price proposal, and has not directly or indirectly colluded, conspired, connived or agreed with any proposer or anyone else to put in a sham price proposal, or that anyone shall refrain from proposing; that the proposer has not in any manner, directly, or indirectly, sought by agreement, communication or conference with anyone to fix the price proposal of the proposer or any other proposer, or to fix any overhead, profit, or cost element of the price proposal, or of that of any other proposer, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the price proposal are true; and, further, that the proposer has not, directly or indirectly, submitted his or her price proposal or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, price proposal depository, or to any member or agent thereof to effectuate a collusive or sham price proposal.

Dated: January 21, 2026

Signed: _____

NOTE: THIS FORM MUST BE NOTARIZED

CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of San Francisco)

On the date written below, before me, the undersigned Notary Public, personally appeared the person(s) signing above for Contractor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Dated: January 21, 2026

[NOTARIAL SEAL]

ROMAN BICK
Notary Public - California
San Francisco County
Commission # 2488543
My Comm. Expires Apr 29, 2028

_____
Notary Public

END OF DOCUMENT

6. Design Builder Certifications: Document 004540 (Design Builder Certifications) filled out filled out and signed by Bidder.

Please **see pages 4-7** for our Design Builder Certifications: Document 004540 (Design Builder Certifications) filled out**.**

7. Objections: List of Bidder's objections or protests (as needed)

See list of objections in section M related to sections 005200 (Agreement), 007200 (General Conditions), and 007320 (Insurance Requirements).

8. Material Changes: List of Bidder's material changes (as needed)

- **Healthcare Consultant Update:** Karen Reed, previously proposed, is no longer part of the team.
- **Geotechnical Consultant Addition: ENGEO** has been added to provide geotechnical expertise and site coordination.
- **Team Strengthening:** Addition of new team members **Walter Jones Jr. and Aaron Williams** enhances technical capacity and project execution.

9. Apprentice Program: Copy of Bidder's Registered Apprentice Program Agreement

Cahill has an agreement with the following programs, **agreements are in Section M. Other.**

- Carpenters Apprenticeship Program; Carpenter Training Committee for No. Calif. 2350 Santa Rita Rd., Pleasanton, CA 94566 (925) 462-9640
- Laborers Apprenticeship Program; Laborer's International, 1001 Westside Dr., San Ramon, CA 94583 (925) 556-0858
- Operating Engineers Apprenticeship Program; Operating Engineer JPC, 1620 S. Loop Rd., Alameda, CA 94502 (510) 748-7400

K Plans

K Plans

Our team's primary design goal for the residential treatment facility was to create an environment that feels like a home rather than an institution.

Balancing the programmatic complexity of a treatment campus with this human-scaled ambition required a different approach—one rooted in familiarity, comfort, and connection to place.

To achieve this, the project is organized as a small neighborhood rather than a single facility. Dispersed buildings, parking, and circulation paths are woven through the site to mirror the rhythms of a residential setting. Strategic site lighting, pedestrian-scaled pathways, and a series of outdoor patios and pocket spaces create moments of pause, reflection, and informal gathering, reinforcing a sense of everyday normalcy.

Preservation of the site's mature oak trees was a guiding principle from the outset. These established trees anchor the project in its landscape, lending immediate character and continuity while shaping outdoor rooms and shaded pathways. The architecture is intentionally framed by this canopy, allowing the oaks to act as "stage pieces" that define space, soften scale, and enhance the project's sense of permanence.

Together, these strategies create a calm, familiar environment—one that supports healing by feeling rooted, established, and genuinely residential.

The following pages include plan drawings that illustrate this design approach. The Preliminary Design Documents is provided in Section M and includes Civil, Architectural, Structural, Plumbing, Fire Protection, Electrical, and Low Voltage design documents.

SCAN TO VIEW OUR FLYTHROUGH EXPERIENCE

01. DESIGN EXPLANATION

Design Approach

Our team's primary design goal for the residential treatment facility was to create an environment that feels like a home rather than an institution. Balancing the programmatic complexity of a treatment campus with this human-scaled ambition required a different approach—one rooted in familiarity, comfort, and connection to place.

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Together, these strategies create a calm, familiar environment—one that supports healing by feeling rooted, established, and genuinely residential.





Site Entry

The entry perspective illustrates the project's intentionally reduced scale and residential character as visitors arrive at the site. Building massing is broken down through articulated roof forms, varied setbacks, and familiar residential proportions, allowing the architecture to feel approachable and neighborhood-scaled rather than institutional.

Warm, residential exterior materials—including textured siding, wood accents, and low concrete walls—reinforce a sense of durability and comfort while blending naturally with the surrounding landscape. Mature trees, layered planting, and pedestrian-oriented site elements soften the arrival sequence, creating a calm and welcoming first impression that sets the tone for the campus as a whole.

02. RENDERINGS



02. RENDERINGS

Public Entry

This view highlights the clear and intentional identification of the facility's public entry. A distinct covered entry element, defined by expressed wood columns, a gabled roof form, and a centered arched doorway, establishes a strong yet welcoming focal point along the facade. The layered composition and increased depth create a recognizable moment of arrival that is easily legible from the site and adjacent parking areas.

Residential-scale materials and detailing—textured siding, plaster surfaces, warm wood accents, and pedestrian-scaled lighting—reinforce a sense of familiarity and comfort while clearly distinguishing the public entry from adjacent program areas. Together, these elements create an intuitive, dignified, and approachable threshold that communicates openness and ease of access for visitors and residents alike.



02. RENDERINGS

Public Entry

A Fully enclosed and private patio spaces is located directly adjacent to the residents' community rooms, providing an immediate and secure extension of the indoor environment. This outdoor space allows residents to step outside easily for relief from interior settings, offering fresh air, daylight, and a change in sensory experience without leaving the safety of the residential community.

Designed for both individual contemplation and quiet social presence, the patios support therapeutic engagement with the outdoors through seating, planting, and controlled views. The enclosure ensures privacy and comfort while minimizing external distractions, creating a protected setting for reflection, grounding, and emotional regulation. This close connection between interior community spaces and private outdoor areas reinforces daily wellness, autonomy, and a gentle rhythm between inside and out.



Program Separation & Visibility

This view illustrates how the building organization carefully balances privacy for residential and therapeutic spaces with clear visibility and oversight for staff. Non-residential program elements are strategically located along the site edge and primary circulation zones, creating a buffer that shields private areas from public view and adjacent activity.

Fenestration, building orientation, and corner conditions are deliberately composed to limit direct sightlines into private spaces while still allowing positioned staff areas to maintain visual connection to exterior paths, parking, and common outdoor zones. This layered approach supports safety, supervision, and operational efficiency without compromising the dignity or sense of refuge essential to a residential treatment environment.

Together, the architecture reinforces a calm, secure setting—one that protects privacy while maintaining appropriate awareness and presence across the site.

02. RENDERINGS



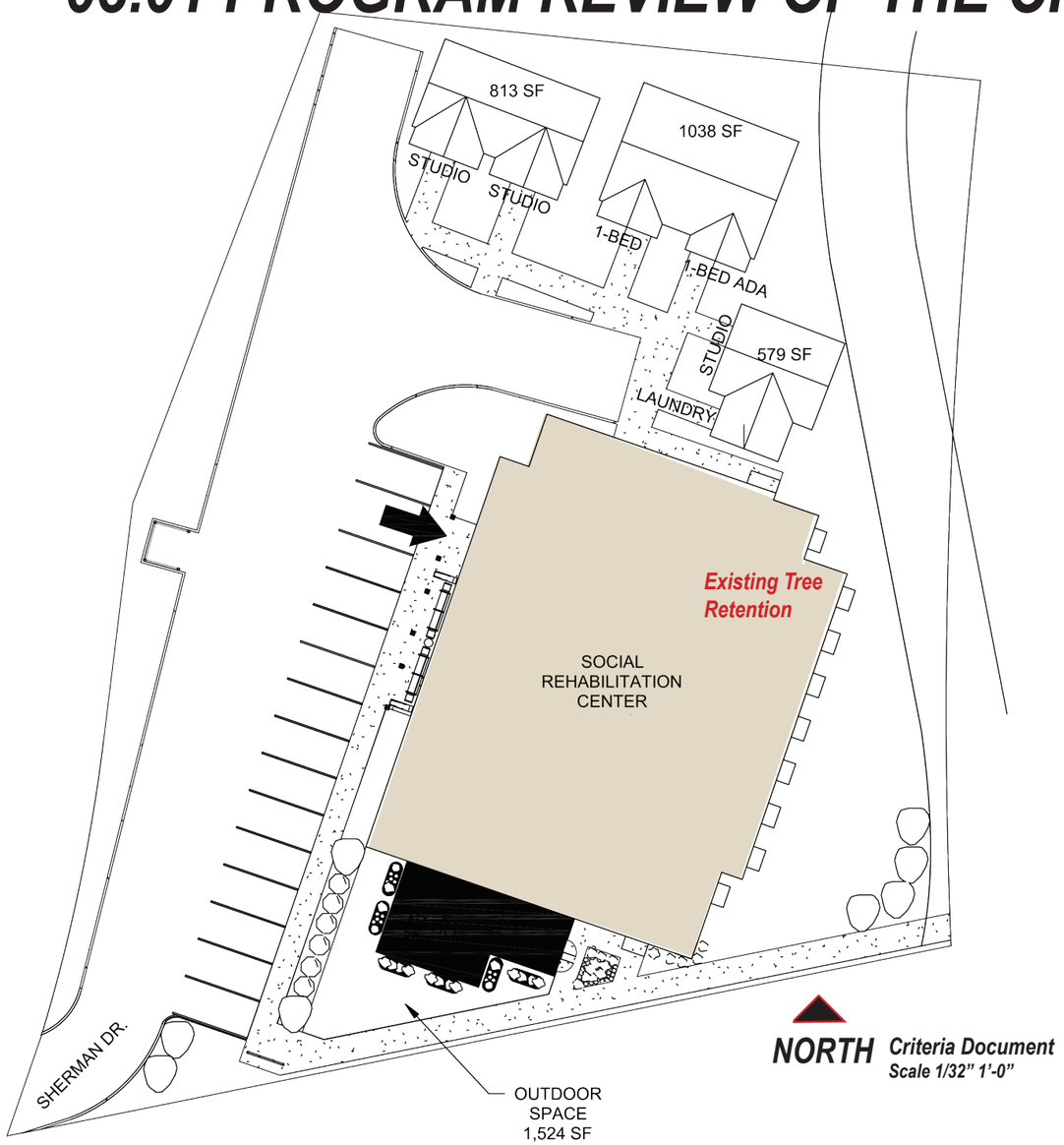
02. RENDERINGS

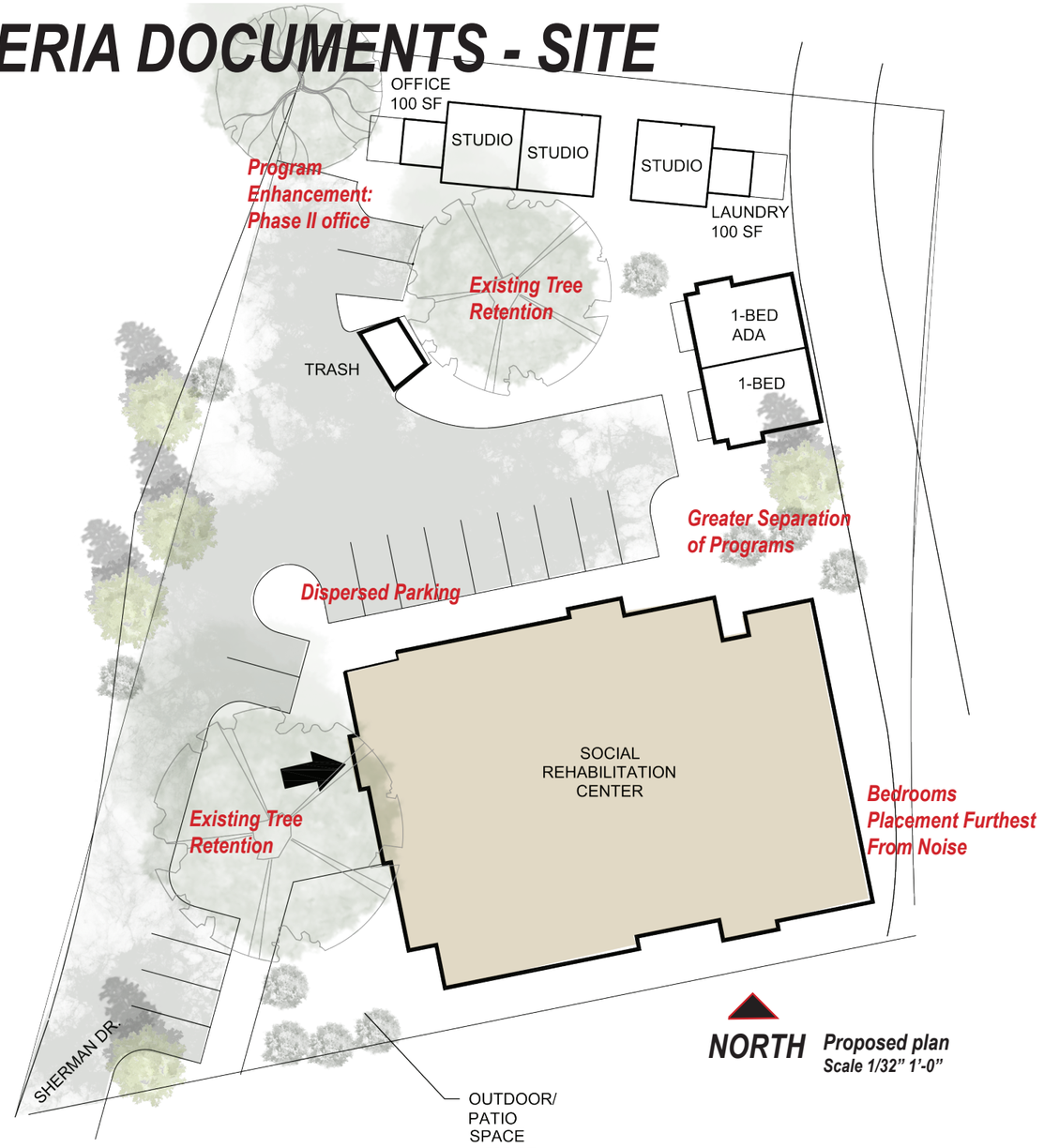
Supportive Housing Neighborhood

This view illustrates the permanent supportive housing units as a distinct yet integrated neighborhood within the overall campus. The buildings are arranged to establish their own identity and sense of community, framed by mature trees and shared open spaces that reinforce a calm, residential atmosphere and encourage everyday interaction.

Material palettes shift subtly in color while maintaining consistent textures and detailing across the project. This approach strengthens the overall cohesion of the development while clearly distinguishing the supportive housing neighborhood from adjacent program areas. Together, the landscape, building scale, and material strategy create a legible sense of separation without isolation—supporting dignity, independence, and a true neighborhood feel within the larger site.

03.01 PROGRAM REVIEW OF THE CRITERIA DOCUMENTS - SITE



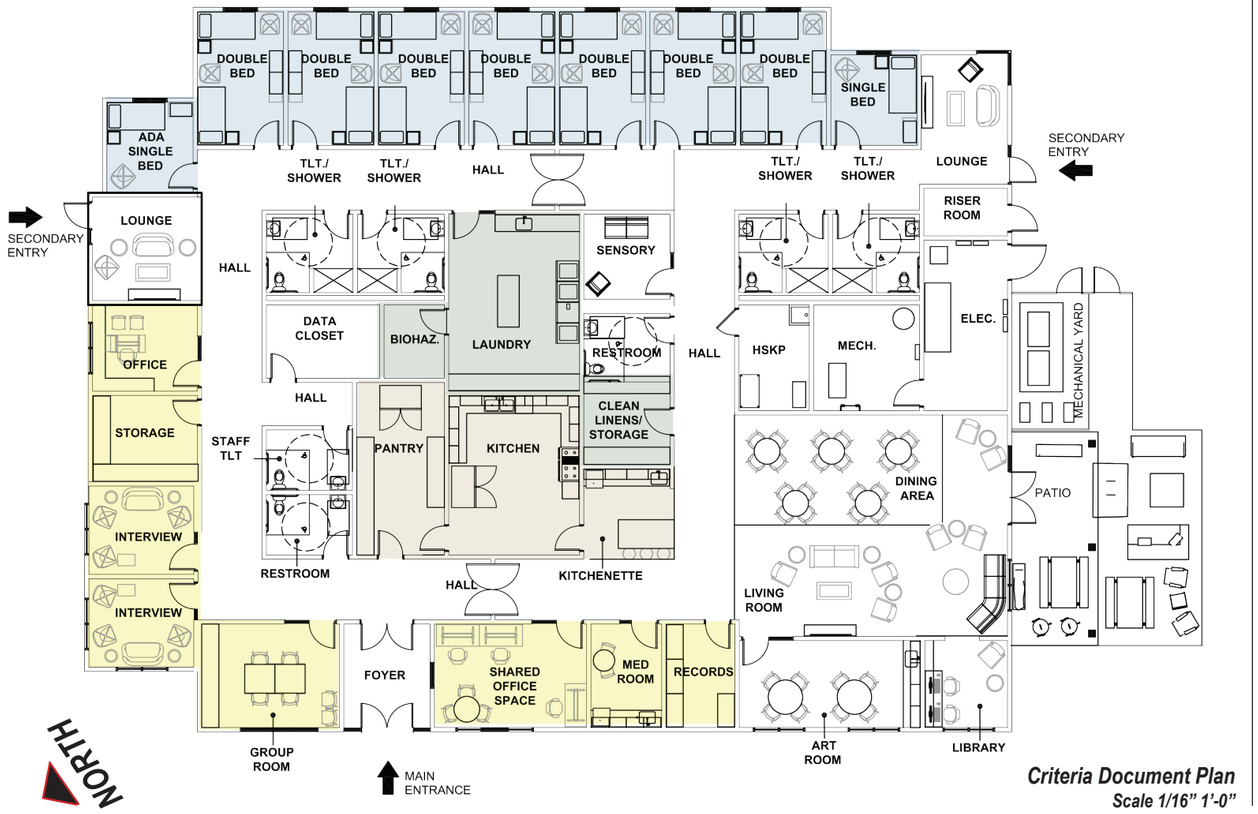


Program Review by Site— Criteria Documents vs. Proposed Site

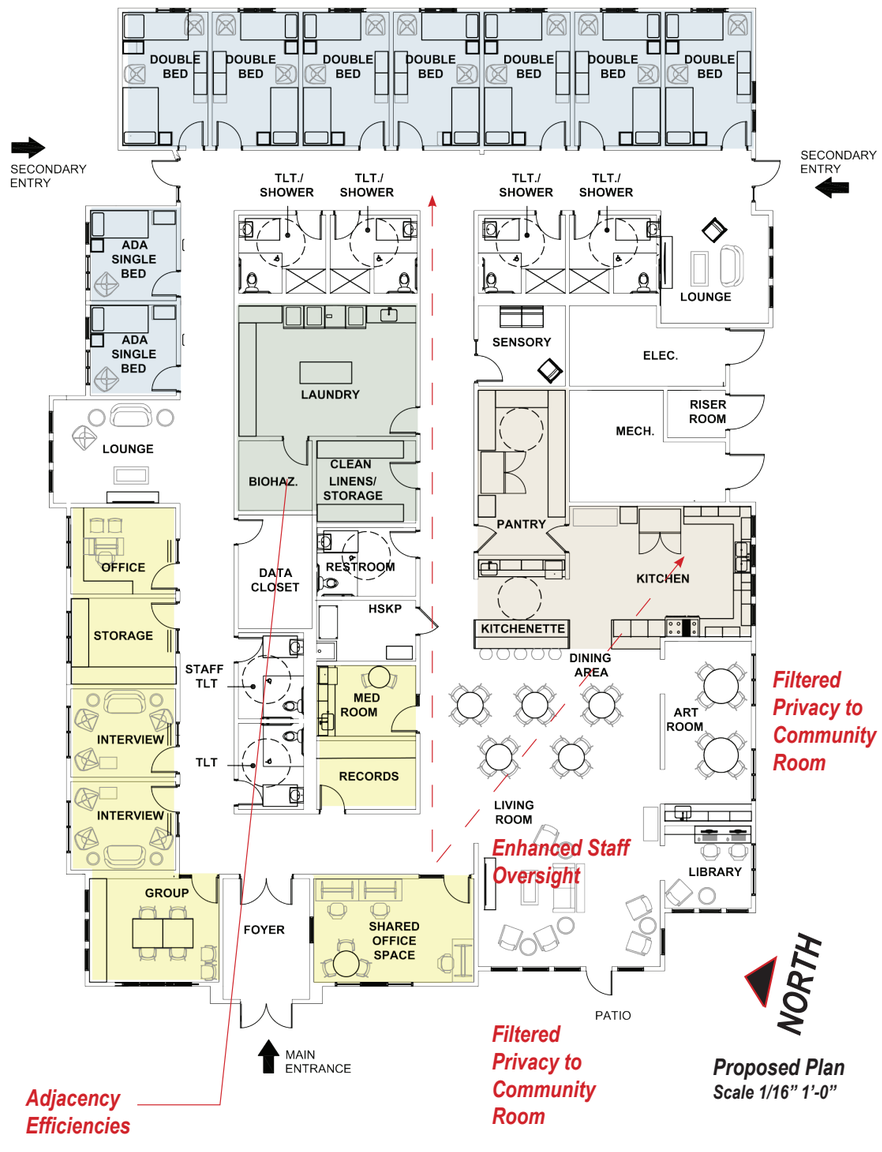
The Criteria site plan establishes a functional layout for building placement and circulation; however, the proposed site plan refines this approach to better support healing, privacy, and long-term livability. Building locations have been carefully adjusted to preserve existing mature trees, recognizing their biophilic and therapeutic value and the critical role that nature plays in the recovery and healing process. By working around these established natural features, the proposed plan creates a calmer, more grounded environment while maintaining program requirements.

The proposed plan replaces a large, consolidated parking field with dispersed parking areas that are integrated into the landscape, breaking down scale and reinforcing a more residential character. Greater physical separation is introduced between Phase 1 and Phase 2 program elements to improve privacy, reduce perceived density, and allow each phase to function independently while remaining connected. Sleeping quarters are strategically placed farthest from freeway traffic noise, improving acoustic comfort and supporting rest and recovery. Together, these enhancements elevate the site plan beyond the baseline Criteria Documents by creating a more humane, nature-centered, and residentially scaled environment that directly supports wellness outcomes.

03.02 PROGRAM REVIEW OF THE CRITERIA DOCUMENTS - PLAN



Criteria Document Plan
Scale 1/16" 1'-0"



Proposed Plan
Scale 1/16" 1'-0"

Program review by plan — Criteria Documents vs. Proposed Plan

While the Criteria Documents establish a functional baseline for space requirements and adjacencies, the proposed plan refines and improves upon this framework by prioritizing operational efficiency, resident experience, and intuitive spatial relationships. Key adjacencies have been reorganized to create a more fluid and efficient connection between laundry and linen storage, reducing circulation overlap and improving daily workflow for both staff and residents. Shared staff offices are strategically positioned to provide enhanced sightlines into primary residential and community areas, supporting safety and awareness without introducing an institutional presence. In addition, all utility spaces are provided with direct exterior access, simplifying maintenance operations and minimizing disruption to residential areas.

The proposed plan further strengthens the residential character of the facility by organizing the kitchen, pantry, and kitchenette in direct relationship to the primary community space, mirroring the spatial logic of traditional housing. This arrangement reinforces daily routines and encourages natural interaction, while also supporting incidental staff oversight as staff and residents share the same kitchen environment. The kitchen is placed along the southern edge of the building to maximize access to daylight, improving comfort and usability. Community rooms are intentionally filtered from neighboring views through lower-frequency spaces such as the art room and library, enhancing privacy while maintaining visual openness within the interior. Together, these refinements result in a plan that exceeds the intent of the Criteria Documents by delivering greater adjacency efficiency, improved supervision, and a more authentic residential experience.

Office Space – Additional Square Footage (Program Enhancement)
Expanded office space improves staff functionality, supports collaborative work, and enhances visual oversight of residential and community areas, contributing to operational efficiency and resident safety.

Retention of Existing Trees – Biophilic Design Benefits
Preservation of mature trees strengthens biophilic design principles, providing shade, seasonal change, and a direct connection to nature that supports stress reduction, emotional regulation, and the healing process.

Dispersed Parking – Aesthetic Enhancement
Parking is distributed across the site to break down the scale of large surface lots, reducing visual impact and reinforcing a residential character rather than a commercial or institutional appearance.

Trash Enclosure – Screened and Integrated
A dedicated, screened trash enclosure is strategically located to support efficient service access while minimizing visual and acoustic impacts on residential areas.

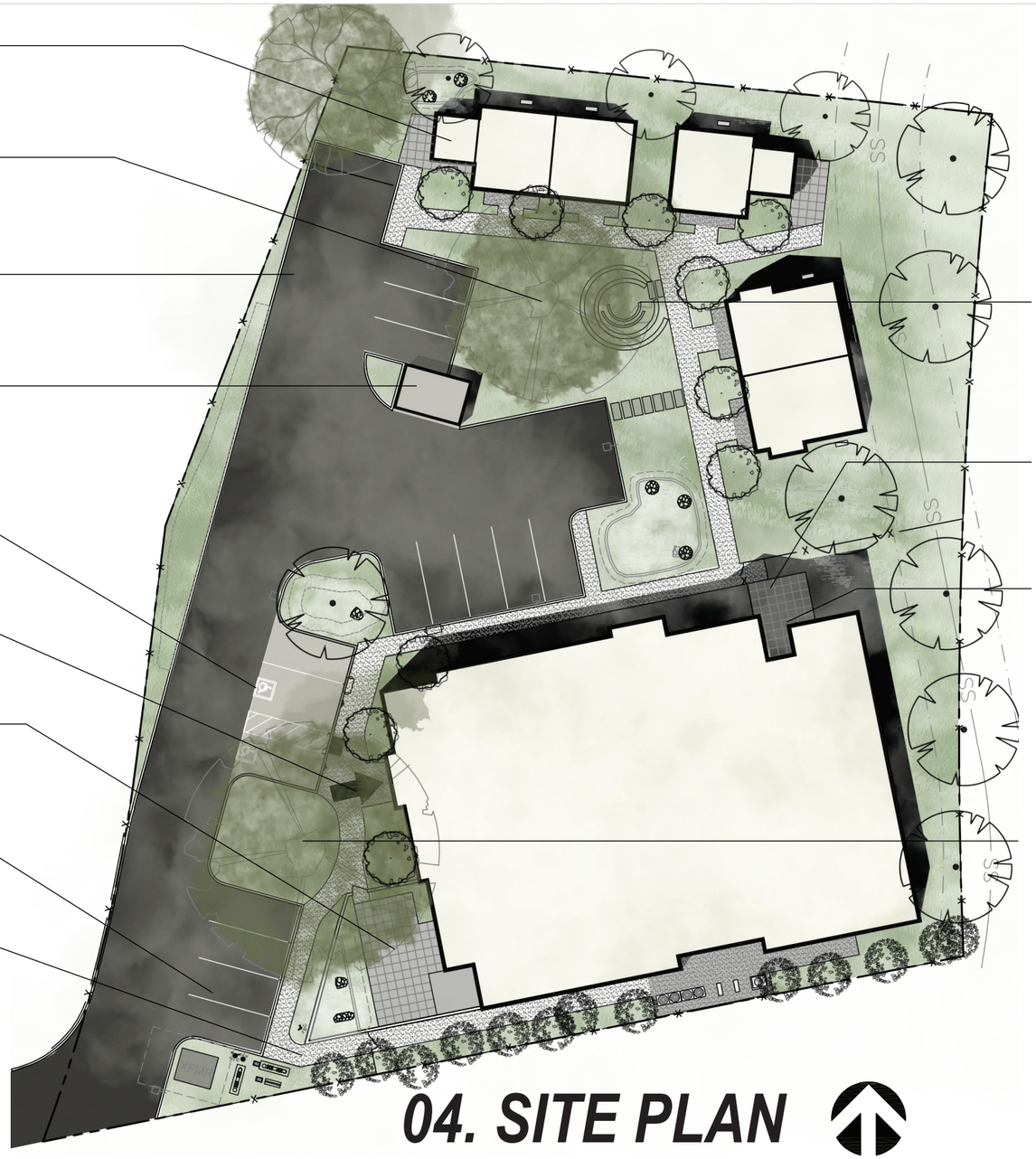
Accessible Parking
Clearly located accessible parking spaces are provided near primary entries, ensuring compliance while supporting dignity, independence, and ease of access for all users.

Main Entry – Clear Identity and Arrival
A clearly defined primary entry improves wayfinding, establishes a welcoming residential presence, and reinforces dignity and orientation for residents and visitors.

Private Patio Spaces
Enclosed patio areas provide secure, accessible outdoor spaces directly connected to community areas, supporting therapeutic release, individual contemplation, and daily engagement with the outdoors.

Maintenance Reserved Parking
Dedicated parking for maintenance staff supports efficient service access and minimizes disruption to residential and visitor parking areas.

Maintenance Path – Operational Efficiency
A designated maintenance path provides direct access to utility and service areas, reducing conflicts with resident circulation and improving long-term operations.



04. SITE PLAN

Therapeutic Landscape Element – Labyrinth
A contemplative landscape labyrinth is integrated into a quiet outdoor area, offering residents a therapeutic space for reflection, mindfulness, and emotional grounding through movement and pause.

Private Patio Spaces – Therapeutic Enhancement
Enclosed patio areas provide secure, accessible outdoor spaces directly connected to community areas, supporting therapeutic release, individual contemplation, and daily engagement with the outdoors.

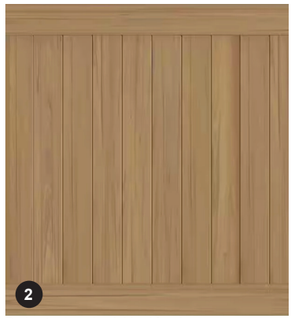
Secondary Entry / Egress – Safety and Code Compliance
Secondary entry and egress points improve life-safety, emergency access, and operational flexibility while maintaining secure circulation patterns.

Retention of Existing Trees – Biophilic Design Benefits
Preservation of mature trees strengthens biophilic design principles, providing shade, seasonal change, and a direct connection to nature that supports stress reduction, emotional regulation, and the healing process.

FENCING:

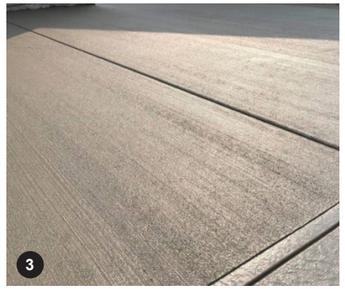


Entry Courtyard Fencing



Perimeter ‘good neighbor’ fencing

PAVING MATERIALS:



Natural colored, medium broom finish concrete paving



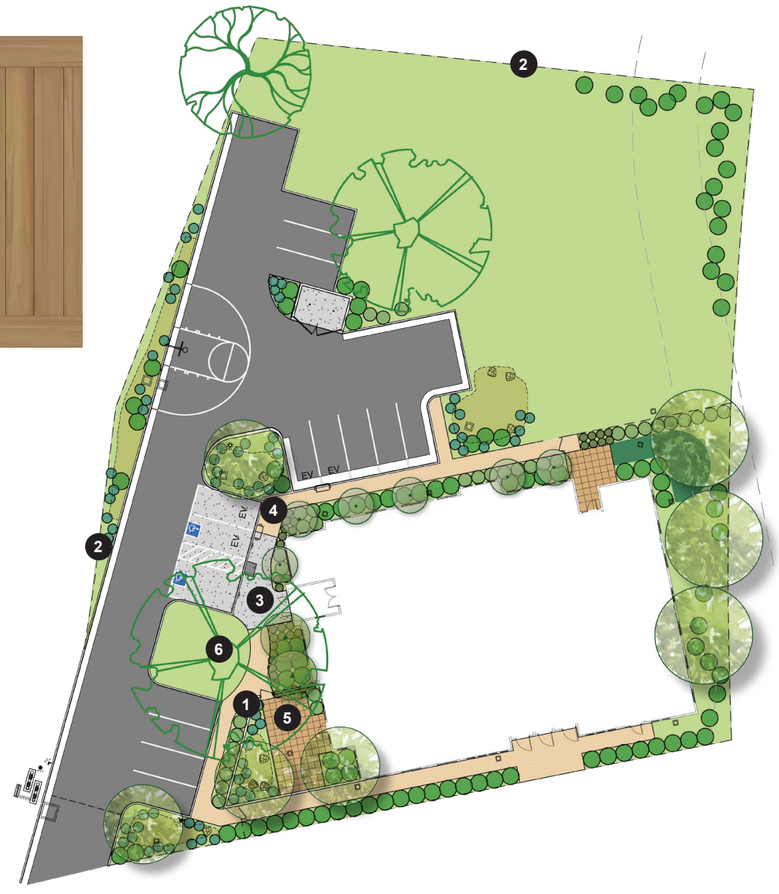
Stablilzed California gold decomposed granite



Permeable pavers with recycled plastic or metal edger

SEATING:


Moveable seating



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

05. LANDSCAPE PLAN
Phase I

LANDSCAPE NARRATIVE

The landscape applies a biophilic design lens to support safe recovery—connecting people with nature and providing opportunities for horticultural therapy and quiet contemplation. Horticultural therapy is an evidence-based therapeutic modality utilizing the benefits of gardening to build self-esteem, reduce stress, and prevent boredom during recovery, offering tangible benefits such as lowering cortisol levels and blood pressure. The landscape also supports patients in addiction and/or mental health recovery through calm, healing spaces centered around the preserved mature oak trees and a plant palette selected for stress relief, improved mood, and physical activity.

The plant palette includes species offering sensory engagement through scent, and visual and tactile texture. The palette specifies water-wise, low-maintenance, Bay-friendly plant species, including native plants. All specified plants are non-toxic and non-psychoactive.

The plant arrangement is orthogonal at and against the buildings and along the fence line, transitioning to a naturalistic pattern along the frontages within the bioretention areas. The design creates focal points at the project entry drive and adjacent to pedestrian pathways and entrances to highlight on-site pedestrian and vehicular circulation.

Species selection transitions in alignment with the layout. Ornamental tree and shrub species are selected for the orthogonal arrangement along the foundations of the structures, transitioning to native and naturalizing species in organic arrangements at the site’s edges and under the retained trees. Non-mow fescue and meadow species are hydroseeded under the existing oak trees. Along the Iron Horse Trail frontage drifts of tall evergreen native shrubs within a meadow of native non-mow grasses are punctuated with low-growing, native shrubs. Bio-retention areas incorporate ‘found’ boulders and new cobble placed within native, drought- and water-tolerant evergreen ground covers and shrubs, supporting a consistent year-round appearance. A simple labyrinth is created within a walk-on ground cover area of ‘found’ rocks to be used for meditation and inner journeying. The residential frontage is planted with a tall evergreen hedge against a wooden good-neighbor fence. Plants are to be installed in 1-, 5- and 15-gallon sizes.

The selected plants are water-wise, requiring no, low or very low water in all locations except the bio-retention areas. Species in the bio-retention areas are selected to be tolerant of both inundation and summer-dry conditions, rated as medium on the WUCOLs list. Planting areas are grouped to be irrigated by ‘hydrozone’ using a WELO-approved smart controller and efficient irrigation equipment. Planting areas will receive 4-inches of organic mulch to conserve soil moisture and hold down weeds.

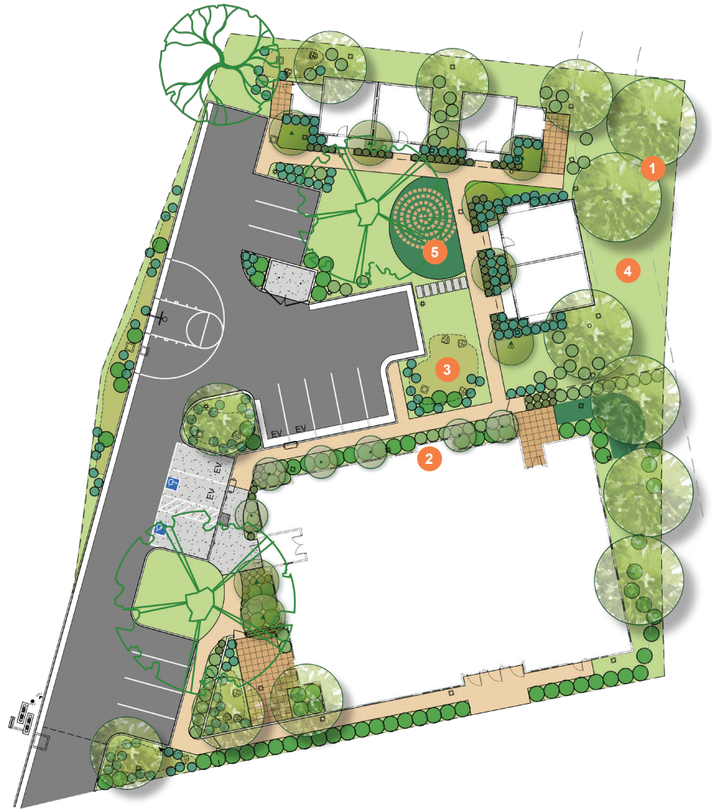
NOTES:

1. Entry Fence - Board form concrete base with horizontal wood slats, 6’-0” tall
2. Perimeter ‘Good Neighbor’ Fence - Cedar wood with top and bottom rail with 6” tall wildlife openings under the fence in select locations
3. Natural Colored Concrete Paving - Medium broom finish with lampblack additive
4. Decomposed Granite Walkway - California Gold color 1/8 inch size with fines and PHP™ Organic Aggregate Binder
5. Permeable Pavers - Concrete pavers bounded by recycled plastic or metal header
6. Existing Oak Trees, Protected in Place

LABYRINTH:



Labyrinth of 'found' on-site rocks within walk-on ground cover area under existing oak



05. LANDSCAPE PLAN - Phase II

PLANT LIST

	LATIN NAME, COMMON NAME	COMMENTS, MAX. SIZE	CONTAINER SIZE	WATER USEAGE
1	**TREES**			
	Carpinus betulus 'Frans Fontaine, Frans Fontaine Beech	Deciduous, 10'-0" Spread, 35'-0" Height	24" Box	Medium
	Cotinus coggygria 'Royal Purple', Royal Purple Smoke Tree	Evergreen, 8'-0" Spread, 15'-0" Height	15 Gallon	Low
	Lagerstroemia indica 'Whit II', Dynamite Crepe Myrtle	Deciduous, 15'-0" Spread, 20'-0" Height	15 Gallon	Medium
	Pistacia × 'Red Push', Red Push Pistache	Deciduous, 25'-0"-40'-0" Spread and Height	15 Gallon	Low
	Quercus agrifolia, Coast Live Oak	Evergreen, 30'-0" to 70'-0" Spread and Height	15 Gallon	Low
	Tibouchina urvilleana, Princess Flower	Evergreen, 8'-0"- 15'-0" Spread and Height	15 Gallon	Medium
2	**SHRUBS / ACCENT PLANTS / GROUND COVER**			
	Chamaemelum nobile, Chamomile	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Dietes bicolor 'Orange Drop', Orange Drop Fortnight Lily	Evergreen, 3'-0" Spread	1 Gallon	Low
	Lomandra confertifolia ssp. rubiginosa 'Seascape', Seascape Mat Rush	Evergreen, 3'-0" Spread	1 Gallon	Low
	Prunus laurocerasus 'Zabeliana', English Laurel	Evergreen, 6'-0" to 8'-0" Spread and Height	1 Gallon	Medium
	Rhamnus californica, California Coffeeberry	Evergreen, 8'-0" Spread and Height	1 Gallon	Low
	Rosmarinis officinalis 'Tuscan Blue', Tuscan Blue Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Salvia 'Celestial Blue', Celestial Blue Sage	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
	Thymus serpyllum 'Elfin', Creeping Thyme	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Westringia fruticosa 'Morning Light, Coast Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Westringia fruticosa 'Wynyabbie Gem', Coast Rosemary	Evergreen, 6'-0" Spread, 8'-0" Height	1 Gallon	Low
3	**BIOSWALE/STORM WATER TREATMENT AREA**			
CAR DIV	*Carex divulsa*, Berkeley sedge	Evergreen, 12" On Center	1 Gallon	Low
EPI CAN	*Epilobium canum*, California Fuchsia	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
JUN PAT	*Juncus patens*, Blue Rush	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
HYDROSEED	*Festuca rubra 'Molate'*, Molate Creeping Red Fescue *Nasella pulchra*, Purple Needlegrass *Hordeum californicum*, California Barley *Leymus triticoides*, Creeping Wild Rye *Agrostis pallens*, Thingrass	Native Water-Tolerant Grasses	40 lbs. per acre	Low
4	**HYDROSEED MIX**			
NON-MOW FESCUE	*Festuca rubra 'Molate', Molate* Creeping Red Fescue *Festuca occidentalis 'Mokelumne'*, Western Mokelumne Fescue *Festuca idahoensis*, Idaho Fescue	Native Evergreen Grasses	40 lbs. per acre	
CALIFORNIA NATIVE WILDFLOWER MIX - overseeded	*Achillea millefolium*, White Yarrow *Clarkia elegans*, Elegant Clarkia *Collinsia heterophylla*, Chinese Houses *Eschscholzia californica*, California Poppy *Gilia capitate*, Globe Gilia *Lasthenia glabrata*, Goldfields *Layia platyglossa*, Tidy Tips *Linum lewisii*, Blue Flax *Lupinus microcarpus "Ed Gedling"*, Golden Lupine *Lupinus succulentus*, Arroyo Lupine *Nemophila menziesii*, Baby Blue Eyes *Phacelia campanularia*, California Blue Bells *Triphysaria versicolor*, Yellow Owl's Clover	Evergreen and Deciduous Shrubs and Wildflowers	18 lbs. per acre	Low

Graphic Scale (in feet)

20 0 10 20 40

1 inch = 20 ft.

TREES:


Quercus agrifolia, Coast Live Oak


Pistacia x 'Red Push', Pistache


Lagers. indica Dynamite Crepe Myrtle


Tibouchina urvilleana, Princess Flower

SHRUBS/ACCENT PLANTS:


Rosm. offic., Tuscan Blue Rosemary


Rhamnus cal., California Coffeeberry


Dietes bi. Orange Drop Fortnight Lily


Salvia 'Celestial Blue', BlueSage

BIOSWALE/STORM WATER AREA:


Carex divulsa, Berkeley sedge


Juncus patens, Blue Rush


Epilobium canum, California Fuschia


Leymus triticoides,Creeping Wild Rye

HYDROSEED MIX:


Achillea millefolium, White Yarrow


Linum lewesii, Blue Flax


Lupinus succulentus, Arroyo Lupine


Lasthenia glabrata, Goldfields

06. Construction phase site logistics CMP



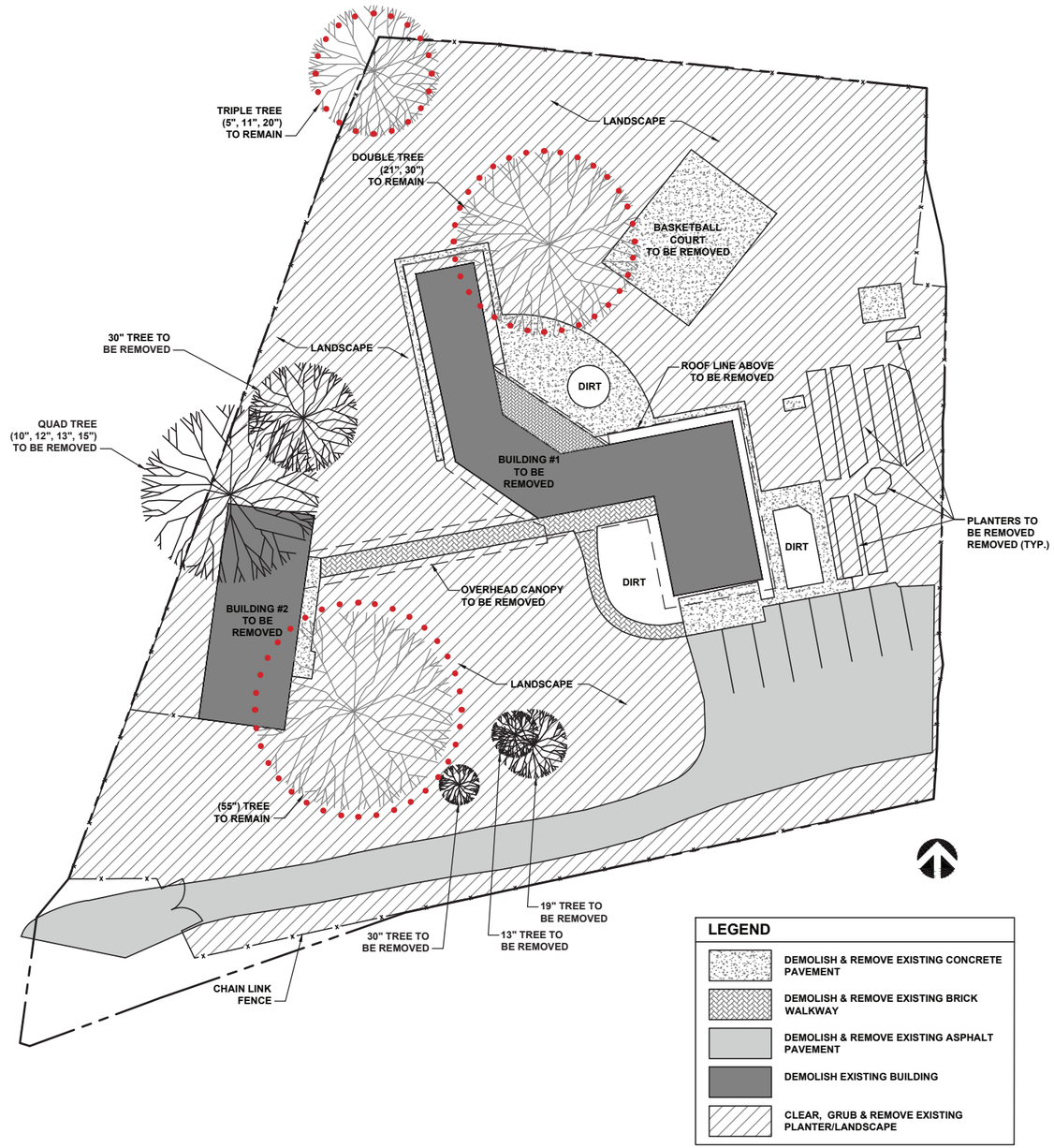
Our Approach

The project includes a comprehensive abatement and demolition scope for the existing site and structures in accordance with County requirements identified in the RFP Criteria Documents, Procedures Manual, and applicable County guidelines. Prior to demolition activities, a detailed hazardous materials survey will be conducted to identify regulated materials, including asbestos-containing materials (ACM), lead-based paint, and other hazardous substances.

All required abatement will be performed by licensed contractors in full compliance with federal, state, and County regulations, with clearance documentation completed prior to the start of demolition. Demolition of existing buildings, pavements, utilities, and site improvements will be carefully sequenced to maintain safety, minimize site disturbance, and protect adjacent properties.

Protection of existing mature trees is a priority throughout the abatement and demolition process. Tree protection zones will be established and clearly delineated prior to any site work, including the installation of temporary fencing, signage, and ground protection as required. No grading, material storage, equipment staging, or vehicle access will be permitted within protected zones. All work in proximity to retained trees will be coordinated with County guidelines and arborist recommendations to preserve root systems, canopies, and long-term tree health.

The abatement and demolition plan will be further refined during subsequent phases to address site-specific conditions, County review comments, and permitting requirements, ensuring full compliance with the RFP Criteria Documents and County standards.



07. PRELIMINARY ABATEMENT AND DEMO PLAN

PROJECT PROGRAMMING						
Room / Area	**Requirements**	**Unit**	**SF**	**Total SF**		**Porposed SF**
CIRCULATION				120		140
Foyer	Entry lobby	1	120	120		140
STAFF SPACES				1175		1158
Office	Program Director	1	120	120		120
Shared office	For staff to make Phone calls or do documentation; include small conference table	1	215	215		222
Interview rooms	For therapy, intake, 1:1 or small group meetings	2	125	250		250
Staff restroom	Near the shared office	1	70	70		70
Medical records	Locked cabinets inside room with locked door	1	100	100		92
Medication room	small medication fridge & locked storage for meds; eye wash, sink	1	100	100		94
Clean linens storage	shelving for supplies	1	100	100		110
Housekeeping	mop sink & shelves for storage	1	100	100		80
Storage	shelving for supplies	1	120	120		120
RESIDENT AREAS				1995		1960
Kitchenette		1	110	110		110
Dining area	seating for 20 people	1	330	330		330
Living room	chairs, coffee table, couches, tv, table top activities, seating for 10-15	1	480	480		480
Lounge		2	150	300		300
Sensory room	meditation and sensory	1	100	100		94
Library	reading & computer access	1	100	100		96
Art room	deep sink	1	215	215		210
Rstroom	toilet & lav only restroom	2	80	160		160
Group room	For small group & visiting, 6-8 people	1	200	200		180
RESIDENT SUPERVISED AREAS				790		822
Kitchen	Residential grade- group cooking, 3 meals 2 snacks a day for 20 people-lockable cabinets	1	280	280		320
Pantry	shelves for food	1	200	200		192
Laundry	space for 3- 4 washers and dryers, high quality, will get a lot of use	1	310	310		310
RESIDENT LODGING				1610		1610
Single bedrooms	bed, night stand, chair, armoire	2	100	200		200
Double bedrooms	2 each: bed, night stand, chair, armoire	7	150	1050		1050
Toilet / shower	toilet, shower combos	4	90	360		360
BUILDING SERVICES				540		540
Biohazard	special electricity requirements	1	60	60		60
Data closet		1	110	110		110
Mechanical		1	120	120		120
Riser room		1	100	100		100
Electrical		1	150	150		150
			TOTAL:	6230		6230
BUILDING FOOTPRINT				**8670**		**8670**

08. PROGRAM COMPARISON

Program Approach

Our team approached the program with a clear objective: to fully maintain the County's established operational requirements while identifying opportunities to refine adjacencies, reduce redundancy, and improve spatial efficiency based on direct experience delivering this same program type within the County.

The baseline program was preserved in both scope and intent, ensuring that all required functions, departmental relationships, and operational flows remain intact. Rather than reducing capability, our effort focused on compressing space through strategic planning, informed by firsthand knowledge of how these facilities are ultimately used day-to-day by staff, maintenance teams, and operations personnel.

Through a careful analysis of functional adjacencies, we identified opportunities to co-locate complementary uses, streamline circulation paths, and reduce over-separation between spaces that benefit from direct proximity. Support functions were reorganized to minimize travel distances, improve staff efficiency, and reduce non-productive square footage without compromising safety, security, or future flexibility.

Where appropriate, we proposed refined adjacencies that reflect proven operational patterns observed in recently completed County facilities—aligning shared support spaces, improving visibility between related departments, and simplifying service access. These adjustments are subtle but impactful, allowing the program to function more intuitively while maintaining compliance with County standards and departmental expectations.

The resulting plan preserves the full programmatic intent while achieving a more efficient footprint, improved operational clarity, and enhanced long-term adaptability. This approach reflects our commitment to respecting the County's established requirements while applying practical, experience-driven insight to deliver a solution that is both cost-effective and operationally sound.

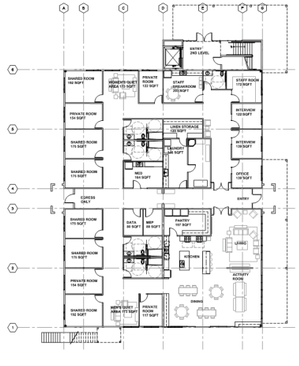
ENHANCEMENT: Program Experience

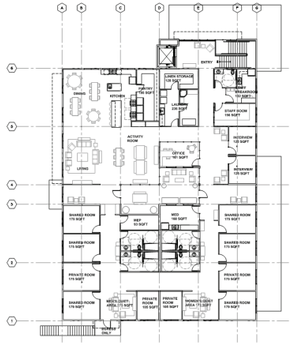
Our team brings a distinct advantage to this project through direct, repeat experience designing this exact County program—once as a new ground-up facility and twice as alternate retrofit layouts within an existing building. This hands-on exposure has given us a deep understanding of the program's spatial priorities, operational constraints, and real-world adjacencies that go beyond the written requirements.

In addition to prior design efforts, we conducted an on-site tour of an existing County facility and engaged directly with staff and residents to understand how the spaces are actually used day-to-day. These conversations informed our approach, revealing where flexibility is essential, where efficiencies can be gained, and which adjacencies most directly support workflow, dignity, and safety.

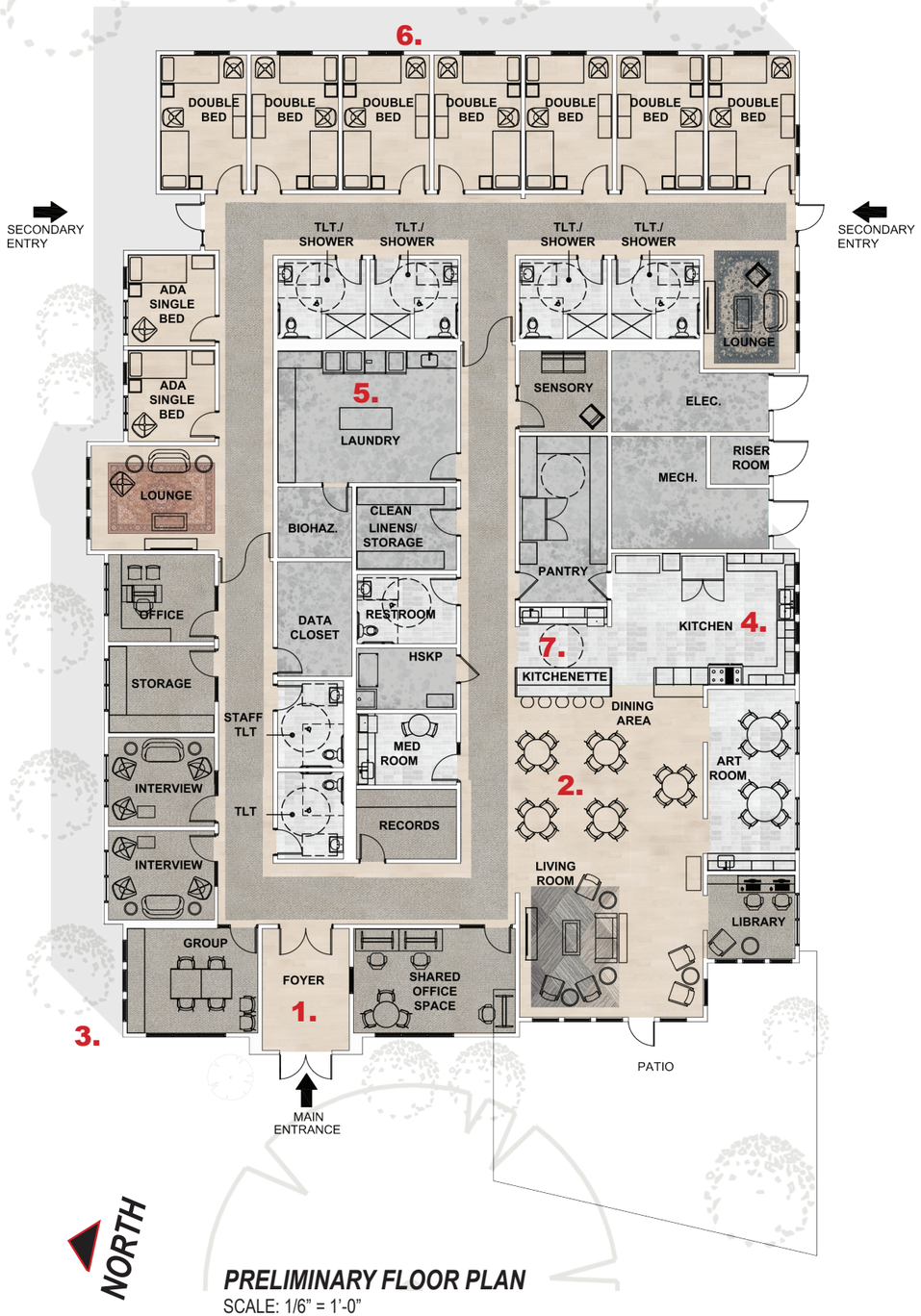
This combined experience—new construction, adaptive reuse, and firsthand operational insight—allows us to approach the project with clarity and confidence. We are able to maintain the integrity of the County's established program while offering informed enhancements that improve functionality, efficiency, and long-term performance without introducing risk or unnecessary change.







09. FLOOR PLAN



PRELIMINARY FLOOR PLAN
SCALE: 1/6" = 1'-0"

ENHANCEMENT: Plan Design Strategies

1. Strong Residential Entry
A clear, welcoming residential entry establishes a sense of home rather than institution. Defined thresholds, human-scaled elements, and clear wayfinding create a calm arrival that supports dignity, orientation, and comfort for residents and visitors.

2. Private Community Space Filtered from Exterior Walls
Community spaces are intentionally buffered from the building perimeter to reduce exposure to noise and public views. This layered planning approach enhances privacy, supports focused group activities, and creates a protected interior environment for social connection.

3. Staff Areas with Full Visual Access to the Site
Staff work areas are positioned to provide clear visual oversight of key indoor and outdoor spaces. This layout supports safety, efficient operations, and a sense of presence, while maintaining a non-intrusive relationship between staff and residents.

4. Community Kitchen with Natural Light
The community kitchen is placed along an exterior wall to maximize access to natural light. Daylight improves usability, comfort, and mood, reinforcing the kitchen as a positive, active space for daily routines and shared meals.

5. Core Grouping of Non-Daylight Spaces
Laundry, storage, restrooms, and other non-daylight-dependent functions are consolidated within the building core. This strategy improves adjacencies, shortens travel distances, and preserves exterior walls for primary occupied spaces that benefit most from light and views.

6. Sleeping Rooms Located Farthest from Highway Noise
Sleeping rooms are sited at the quietest edge of the property, away from roadway noise and activity. This placement maximizes privacy and acoustic comfort, supporting rest, recovery, and overall resident well-being.

7. Centrally Located Kitchenette as the Heart of the Plan
A centrally positioned kitchenette anchors the plan and acts as the social heart of the community. Its location encourages casual interaction, supports daily routines, and strengthens a sense of shared life within the residence.

Applicable Codes And Standards

2025 California Administrative Code, Title 24, Part 1
2205 California Building Code, Volume 1 & 2, Title 24, Part 2 (adopts with amendments International Building Code 2024)
2025 California Electrical Code, Part 3 (based on 2023 National Electrical Code)
2025 California Mechanical Code, Part 4 (based on the 2024 Uniform Mechanical Code)
2025 California Plumbing Code, Part 5 (based on the 2024 Uniform Mechanical Code)
2025 California Energy Code, Part 6
2025 California Fire Code, Title 24, Part 9 (adopts with amendments International Fire Code 2024)
2025 California Green Building Standards, Title 24, Part 11
2025 California Reference Standards Code Part 12
Contra Costa County Code, Title VII

AUTHORITIES HAVING JURISDICTION
Department of Conservation and Development
Central Contra Costa County Sanitary District
City of Pleasant Hill
Contra Costa County Department of Public Works
Contra Costa County Fire Protection District
Contra Costa Health

10. LIFE SAFETY PLAN

Preliminary Code Summary

BUILDING SUMMARY INFORMATION
PROJECT: Sherman Recovery Center

SITE ADDRESS; 2025 Sherman Drive, Pleasant Hill, CA 94523
PARCEL NUMBER: APN-127-170-027
ZONING: R7
PROJECT SITE AREA: 0.962 ACRES: 41,931 SF
CLIMATE ZONE: 12
CONSTRUCTION TYPE: V-B with Automatic Sprinkler System
NUMBER OF STORIES: 1 actual. 3 maximum for Type V-A allowable

PERMANENT SUPPORTIVE HOUSING
OCCUPANCY TYPE: GROUP R-2
BUILDING HEIGHT: Approximately 14'-9" for tallest units; 35' maximum per City of Pleasant Hill chapter 1820 Ordinance

SOCIAL REHABILITATION CENTER
OCCUPANCY TYPE: GROUP R-4
BUILDING HEIGHT: Approximately 27'. 35' maximum per City of Pleasant Hill chapter 1820 Ordinance
BUILDING AREA: 8,663 SF actual. 28,000 SF maximum for Type V-A
The following Code Summary and notes are intended for the Social Rehabilitation Center, not Alternate 1 Permanent Supportive Housing.

FIRE RESISTANCE RATINGS
EXTERIOR WALLS: 1-hour fire resistive rating required (CBC 435.11)
INTERIOR WALLS: Separation Walls (CBC 420.2) - Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.
Smoke Barriers (CBC 435.5.1) - Constructed in accordance with Section 709 for areas over 6,000 square feet. Travel distance shall not exceed 200 feet and shall divide the floor area as equally as possible.
Fire Riser Room - no rating is required unless Fire Pump is determined to be required.

MEANS OF EGRESS
A minimum of two exit access doors are required (CBC 435.8.2.1).
Exit access doors serving occupant loads of more than 50 must swing in the direction of egress.
The means of egress is required to have illumination per CBC 1008, whenever the space is occupied. Emergency lighting is required along the egress path of corridors, exterior discharge door landings, within the fire pump room and electrical equipment rooms.

Exit and exit access doors in spaces that require access to two exits are required to be marked with an approved exit sign, readily visible from any direction of egress travel. Exit signs must be spaced so that no point within an exit access corridor is more than 100 feet (or the listed viewing distance – whichever is less) from the nearest exit sign.
Exit access travel distance: maximum 200'

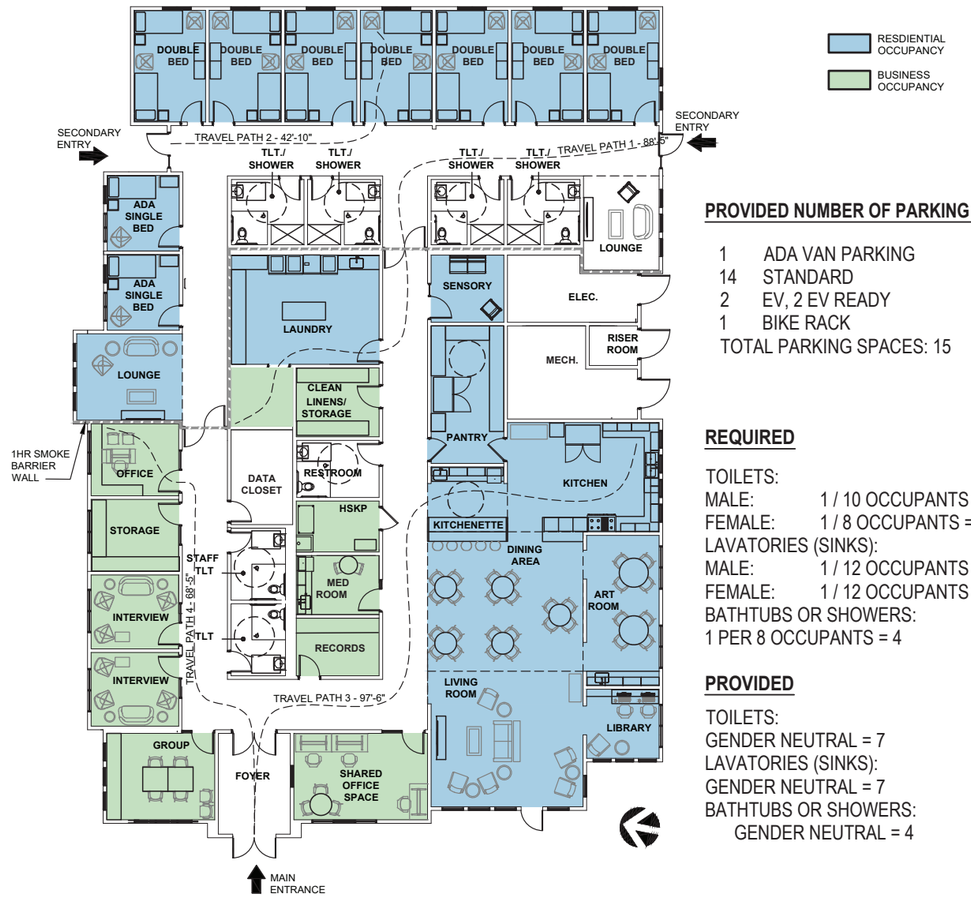
OCCUPANT LOADS
Based on approximately 32 occupants for total building.

INTERIOR FINISHES
Meet CBC 803 Wall and Ceiling Finish requirements.

FIRE SUPPRESSION SYSTEMS
Automatic Sprinkler System (CBC 420.4 & 435.7) - Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8 (CBC).

Fire Alarm Systems and Smoke Alarms (CBC 420.5 & 435.7) - Single- or multiple-station smoke alarms shall be provided in Groups R-2 and R-4 in accordance with Section 907.2.11

SITE FIRE ACCESS
Emergency vehicles/fire will be able to access the site through the main site entry on Sherman Dr. A fire lane with a fire truck turn-around has been incorporated into the site design.



PROVIDED NUMBER OF PARKING SPACES:

1 ADA VAN PARKING
14 STANDARD
2 EV, 2 EV READY
1 BIKE RACK
TOTAL PARKING SPACES: 15

REQUIRED

TOILETS:
MALE: 1 / 10 OCCUPANTS = 3
FEMALE: 1 / 8 OCCUPANTS = 4
LAVATORIES (SINKS):
MALE: 1 / 12 OCCUPANTS = 3
FEMALE: 1 / 12 OCCUPANTS = 3
BATHTUBS OR SHOWERS:
1 PER 8 OCCUPANTS = 4

PROVIDED

TOILETS:
GENDER NEUTRAL = 7
LAVATORIES (SINKS):
GENDER NEUTRAL = 7
BATHTUBS OR SHOWERS:
GENDER NEUTRAL = 4

RESIDENTIAL AT 200 SF/OCC

LOUNGE 1	176 SF
SINGLE BED	105 SF X 2
DOUBLE BED	155 SF X 7
LOUNGE 2	137 SF
PANTRY	193 SF
KITCHEN	320 SF
LAUNDRY	311 SF
SENSORY	94 SF
KITCHENETTE	90 SF
DINING AREA	418 SF
LIVING ROOM	400 SF
ART ROOM	210 SF
LIBRARY	97 SF

TOTAL 3,741 SF / 200 = 19 OCC

BUSINESS AT 150/OCC

OFFICE	122 SF
STORAGE	122 SF
INTERVIEW	125 SF X 2
GROUP ROOM	192 SF
SHARED OFFICE SPACE	223 SF
MED ROOM	95 SF
BIOHAZARD	69 SF
CLEAN LINENS/ STORAGE	109 SF
RECORDS	92 SF
HOUSEKEEPING	81 SF

TOTAL 1,355 SF / 150 = 9 OCC



Our Approach

The kitchenette is centrally located for easy access and daily use, positioned in close proximity to the secured pantry and the larger community kitchen to support both independence and operational efficiency. An exterior wall with generous glazing brings in abundant natural light, reinforcing orientation, routine, and a sense of normalcy while creating a welcoming, residential environment that supports comfort and recovery.

Programmatic support spaces are intentionally placed along the perimeter of the building to act as a privacy buffer for the large open living area. This layered arrangement filters sound, movement, and views, creating a protected central space that feels calm and secure while supporting psychological comfort, focus, and a sense of refuge during recovery.

The living room opens directly to a quiet, landscaped patio, creating a seamless indoor–outdoor connection that supports calm, choice, and a sense of personal control—important factors in recovery. Access to natural light, fresh air, and views of greenery has been shown to reduce stress and anxiety while also providing passive thermal benefits through natural ventilation and moderated interior temperatures.

11. ENLARGED FLOOR PLANS- SHARED LIVING SPACE

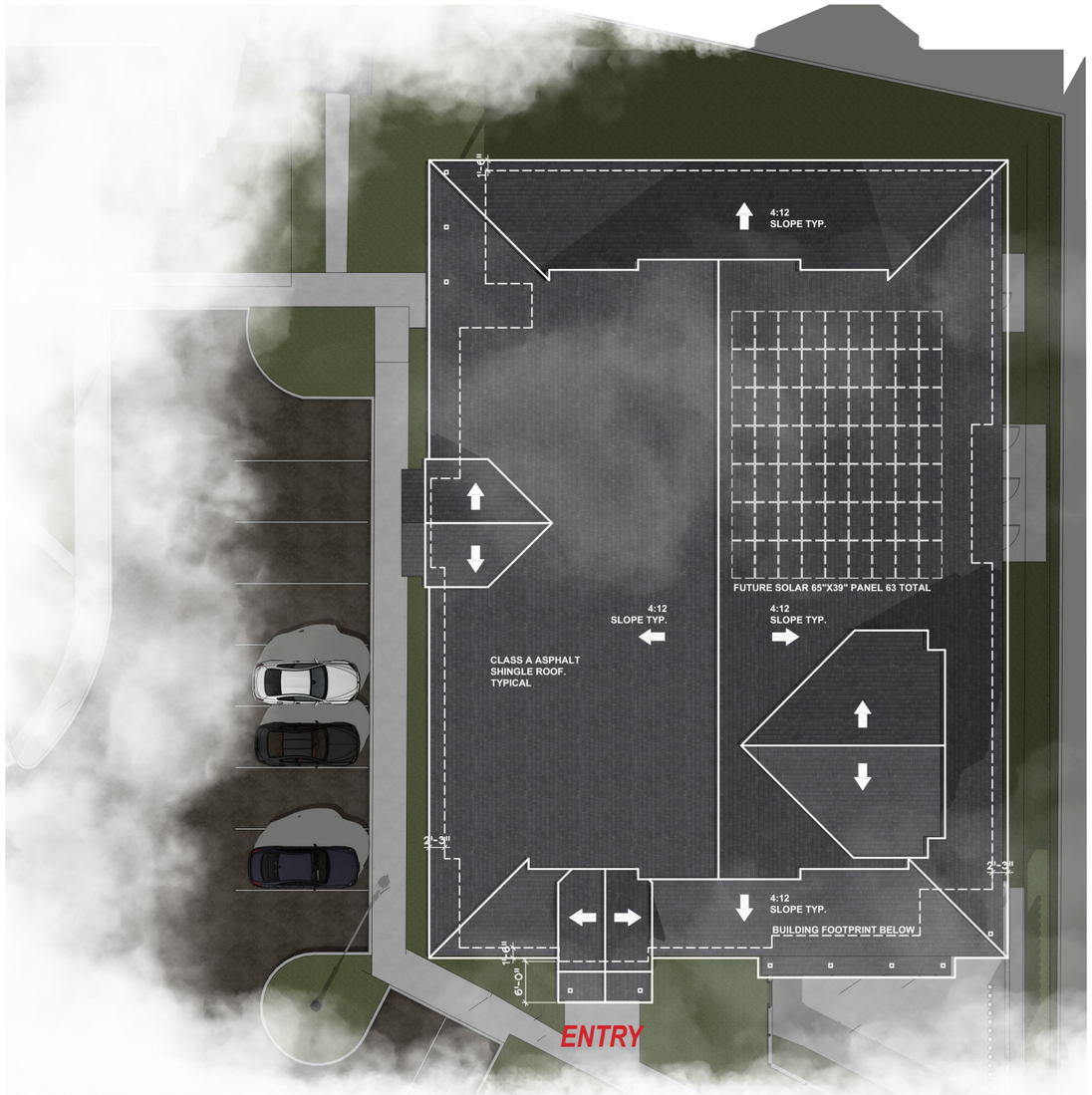
12. ROOF PLAN

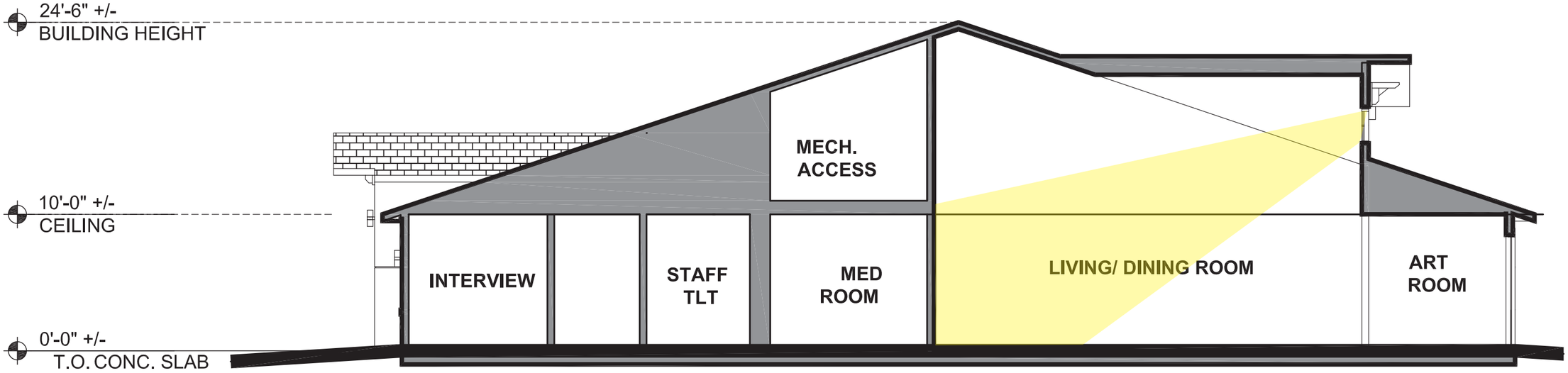
Design Approach

The roof design maintains the 4:12 slope established in the criteria documents to ensure consistency with the approved design intent and constructibility. Selective gable pop-outs are introduced to break down the overall roof massing while allowing increased daylight penetration into interior spaces.

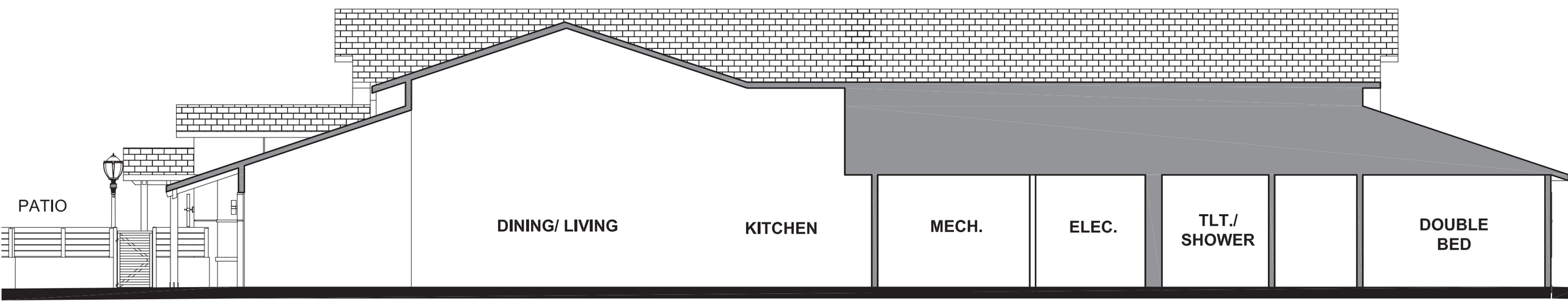
To further reduce the perceived scale of the building, the primary gable volumes are softened by introducing hip conditions at the front and rear elevations. This refinement lowers the visual impact of the roof form and contributes to a more residential, human-scaled expression.

The revised roof organization also improves opportunities for southern exposure, allowing for greater flexibility in the future integration of photovoltaic (PV) panels while maintaining a cohesive architectural profile.



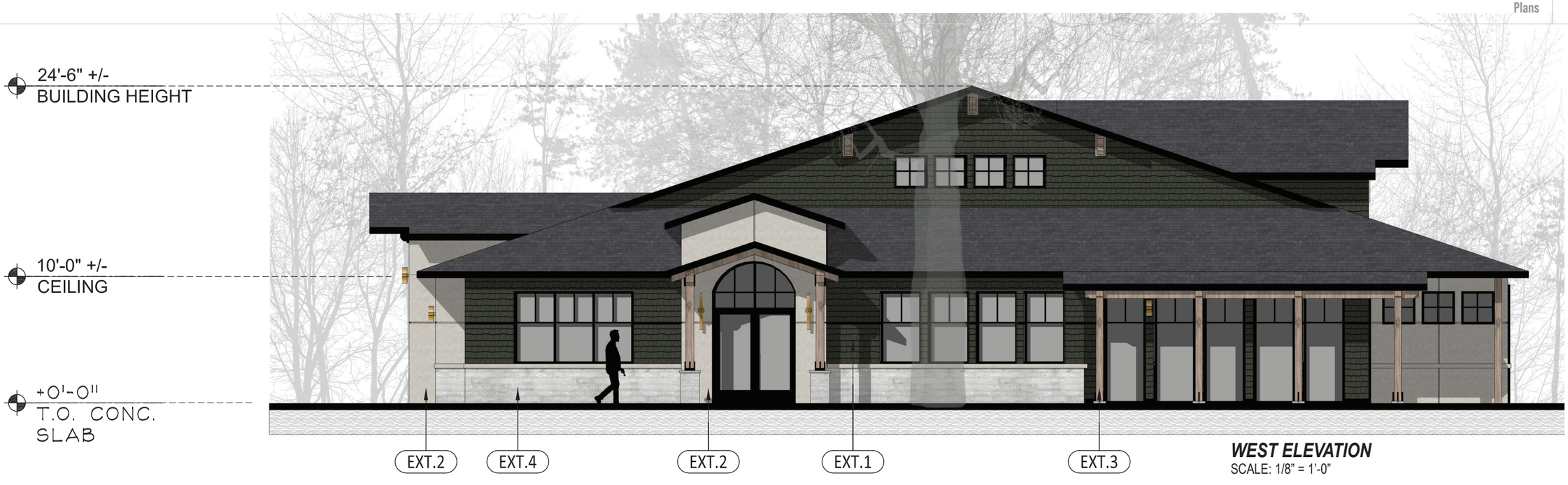


PRELIMINARY SECTION 1
SCALE: 1/8" = 1'-0"



PRELIMINARY SECTION 2
SCALE: 1/8" = 1'-0"

13. PRELIMINARY SECTIONS

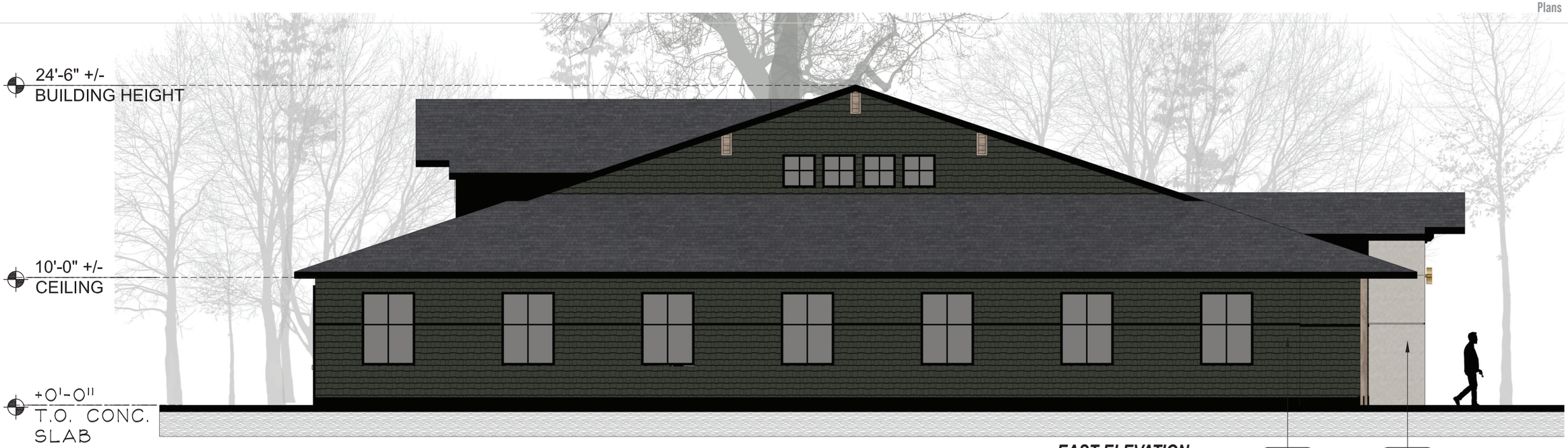


WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

14.01 PRELIMINARY EXTERIOR ELEVATIONS



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

14.02 PRELIMINARY EXTERIOR ELEVATIONS

SITE AND EXTERIOR DOOR SCHEDULE

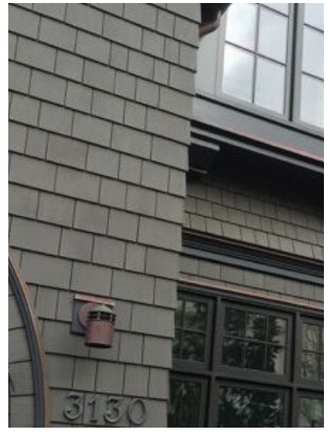
NOTE: Finishes shown are the basis of design.

LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
SITE			
	Concrete	sidewalk and patios	Minimum compresive strength: 3,000psi Do not use materials or products containing calcium chloride. Smooth formed finish for exposed concrete. Medium sandblast finish at entry and main sidewalks with static coeficient or friction of 0.8 or greater when wet.. Light mediumbroom finish at patios.
	Benches		
	Picnic Benches		
	Lighting	Exterior Luminaires	See elactical narrative
EXTERIOR			
	ROOF		
R1	Asphalt shingles	Roof	Asphalt shingles factory finish grey
R2	Metal Standing Seam Sunshade	At resident bedroom windows	color: brown
	WALLS		
	Cementitious pannel	Exterior wainscot & accent	similar to James Hardie architectural panel siding - fine sand. Painted
	board form concrete	Exterior wainscot	
	Cementitious siding	Above exterior wainscot	wood look shake/ single similar to James Hardie shingle fiber cement straight siding. Painted
T1	6" Fiber Cement Trim		color: tbd
T2	12" Fiber Cement Facia Trim		color: tbd
WD	10"x10" cedar timber column	Covered Entry	
WD2	Wood trusses per structural specifications	Covered Entry	
	Glazed Aluminum-Framed Entrances and Storefronts		Kawneer VersaGlaze 451T 2 by 4-1/2" Kawneern Trifab 601T 2 by 6" Door: Kawneer 350 Series Finish Anodized, color tbd
	GLAZING		
	Clear Insulating Glass with Low-E Coating	Storefront Glazing	1" IGU Vision Glass. Aluminum Storefront Glazing system. Low-E coating on No.2 surface; mfr. Standard. U-Factor: 0.25 max. Solar Heat Gain Coefficient: 0.21 max.
	Clear Laminated Insulating Glass with Low-E Coating	Exterior Glazing	1-5/16" Laminated IGU Glass with PVB interlayer Low-E coating on No.2 surface; mfr. Standard. U-Factor: 0.25 max. Solar Heat Gain Coefficient: 0.21 max.
	DOORS		
	Doors - metal	exterior metal doors	Construction: Level 3-Extra Heavy-Duty Type, 16 gauge steel, Honeycomb type filler. Finish: prime painted with 1 coat based on rust-inhibiting paint
	Doors - storefront	exterior aluminum doors	Construction: Extra Heavy-Duty with 5.5" wide stile, 6" top rail, 10" bottom rail & true intermediate rail at exit device
	Door Frames - metal	exterior metal doors	Hollow metal, welded one-piece Finish: paint
	Door Hardware		Note: acceptalbe substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn- Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)









15.01 PRELIMINARY EXTERIOR FINISH SCHEDULE

INTERIOR FINISH SCHEDULE

NOTE: Finishes shown are the basis of design.

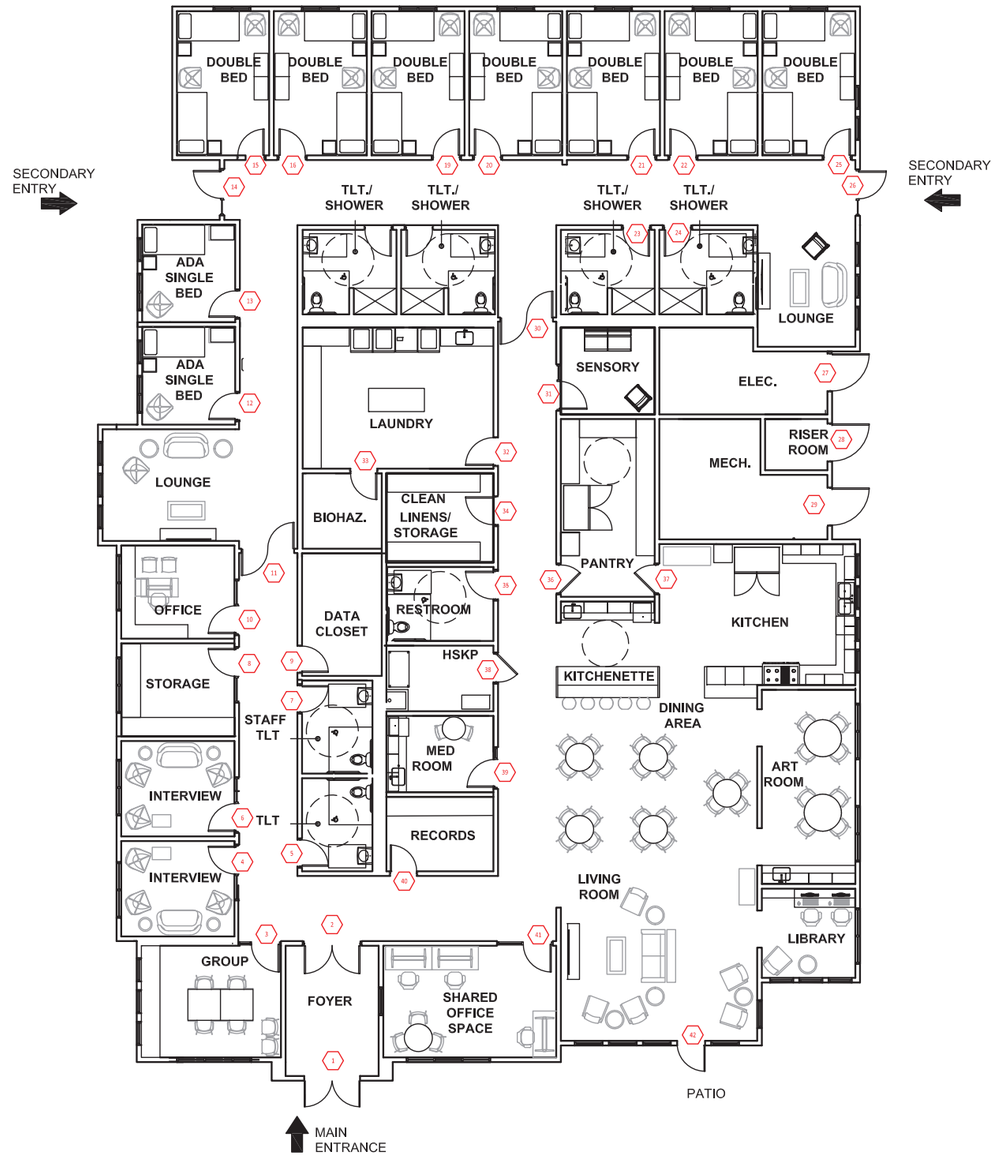
LEGEND	MATERIAL DESCRIPTION	LOCATIONS OF USE	BASIS OF DESIGN PRODUCT SPECS OR EQUAL
	CEILING		
GWB-1	Gypsum Wallboard Ceiling	all spaces, except where shown to receive alternate finish as noted below	
GWB-2	Gypsum Wallboard Ceiling, Moisture-Resistant	Toilet/Showers, Restrooms, Housekeeping, BioHazard, Riser Room	
ACT-1	Acoustic Ceiling Tile	Offices, Storage, Interview, Med Room, Records, Laundry, Clean Linens/Storage, Housekeeping	Armstrong Tile: Ultima, Beveled Tegular, #1902 Tile Size: 24" x 24" Tile Color: White Grid: Suprafine XL, 9/16" Blizzard
ACT-2	Surface Mounted Acoustic Panels	Library, Sensory, Lounge Spaces, Dining Area, Living Room	Autex Cube, 1" thick panels Size: plank format/shape, arranged to cover 90% of ceiling area Note: panel attached to underside of GWB-1 Ceiling
ACT-3	Suspended Acoustical Ceiling Cloud	Kitchenette	Autex Lattice, Trapezium Size: dimensionts to work with island casework below Note: cloud suspended from underside of GWB-1 Ceiling
	FLOORING		
CPT-1	Carpet Plank or Tile	Offices, Storage, Interview, Records	Tandus, Milliken, Shaw, Mohawk Fiber: Solution Dyed Nylon Backing: Standard backing
WOM-1	Walk Off Matt Carpet	Foyer	Mohawk Step Up II Size: 24"x 24"
LVT-1	Luxury Vinyl Tile	Hallways, Kitchen, Pantry, Kitchenette, Dining Area, Living Room	Mannington Commercial Amtico Signature Note: 40 MIL wear layer
LVT-2	Luxury Vinyl Tile	Lounge Spaces, Art Room, Library, Sensory, Clean Linens Storage, Group Room, Med Room	Mannington Commercial Amtico Signature Note: 40 MIL wear layer
RS-1	Heterogenous Resilient Sheet	Bedrooms	Mohawk Juniperus II Note: 40MIL wear layer
RS-2	Homogenous Resilient Sheet	Laundry, BioHazard, Housekeeping	Mohawk Medella Fleck note: install with integral cove base
SDT-1	Static Dissipative Tile	Data Closet	Armstrong Excelon SDT
FT-1	Porcelain Floor Tile	Toilet/Shower Rooms, Restrooms	Crossville Material: Porcelain Size: 12"x24" Trim: provide trim units, including base, to match adjoining flat tile Grout: Epoxy
FT-2	Porcelain Floor Tile	Shower stall	Crossville Material: Porcelain Size: 1"x1" on mesh backer Grout: Epoxy
CON-1	Sealed Concrete	Mechanical, Electrical, Riser Room	Sealer/Hardener/Densifier: Prosoco Consolideck LS or ECOS Concrete Sealer Active Ingredients: 100% Type: Siliconates Flash Point: None Specific Gravity: 1.155 VOC/gmL: 0 Solids Minimum: 30%
	WALL BASE		
WB-1	Painted Wood Base	Foyer, Bedrooms, Hallways, Kitchenette, Dining Area, Living Room, Lounge Spaces, ArtRoom, Library, Sensory, Group Room, Med Room	Paint grade wood base Size: 4" high Profile: Straight
RB-1	Rubber Base	Offices, Kitchen, Pantry, Storage, Interview, Records, Clean Linens Storage, Data Closet,	Armstrong 4" high coved rubber base
	WALLS (PAINT, WALLCOVERING, WALL TILE, FRP)		
PT-1	Paint - General		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB
PT-2	Paint - Trim	Wood Base & Hollow Metal Frames	Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Semi-gloss
PT-3 thru PT-6	Paint - Accent Color		Sherwin Williams Low VOC Latex Paint - 2 Coats Finish: Eggshell Wall Finish to be Level 4 GWB Note: Quantity of accent colored paint TBD; assume minimum of 4 accent paint colors (PT-3, PT-4, PT-5, PT-6)
WC-1	Wallcovering / Wall Protection	Dining Area	Wolf-Gordon Rampart Resolve Wall Protection Installation: material to be installed from top of base to 42" AFF with painted wood top cap between wall protection and wallcovering above
WC-2 thru WC-7	Wallcovering	Dining Area (WC-2), Lounge 1 (WC-3), Lounge 2 (WC-4), Sensory (WC-5), Group Room (WC-6), Library (WC-7)	DesignTex Digital Studio Notes: BOD is for unique mural pattern at each location to assist with wayfinding Wall finish to be Level 5 GWB Quantity of wallcoverings TBD; assume minimum of 6 wallcoverings (WC-2, WC-3, WC-4, WC- 5, WC-6, WC-7)
WT-1	Wall Tile	Toilet/Showers, Restrooms	Crossville Material: Porcelain Size: 12"x24" Grout: Polymer-modified portland cement
WT-2	Wall Tile	Backsplash at Kitchen, Kitchenette, Art Room	Decorative glazed ceramic tile Grout: Polymer-modified portland cement
FRP-1	Fiber Reinforced Panel	Housekeeping, BioHazard, Laundry	Note: locate up to 4'-4" AFF on all walls

	WALLS PANELS		
WP-1	Pegboard Wall Panel	Housekeeping	Pegboard to cover one full wall surface
WP-2	Personalization Wall Panel	Hallway - outside each Bedroom	Custom / Personalization Element with Signage Size: Approximately 16" wide x 6'-10" high x 3/4" thick Material: MDF with painted finish Additional Elements on panel: Room Signage & approximately 16" x 16" magnetic surface for each room occupant to use for personlization and pin up
WP-3	Decorative Wall Panel	Hallway	Plyboo, Reveal panels (see note below) Size: approximately 36"wide x 72" high Note: consider either decorative wall panel or artwork to break up length of hallway and provide visual relief at end of hallways; assume six locations within hall
WP-4	Magnetic Wall Panel	Dining Area, Living Room, Art Room, Group Room	Steelcase Motif, porcelain steel magnetic whiteboard Color: TBD Size: approximately 72"wide x 36" high
WP-5	Lettering Wall Panel	Dining Area, Hallway	Wall mounted dimensional letters design intent: inspirational messages to promote healthy mental well being. Can be stand alone or incoporated with wallcovering Size: approximtely 3" high letters; assume 20-30 letters per installation Color: TBD Locations/Quantity: locations shown are estaimted; assume up to six locations total
	CASWORK		
PL-1	Plastic Laminate	Casework/vertical surfaces: Group Room, Med Room, Art Room, Kitchen, Kitchenette, Laundry	Wilsonart High-Pressure Laminate Finish: Matte Note: assume quantity of up to four different plastic laminates
SS-1	Solid Surface	Casework/countertops: Group Room, Med Room, Art Room, Kitchen, Kitchenette, Laundry	Dupont Corian Thickness: 3/4"
SS-2	Solid Surface	Casework/countertops: Toilet/Showers, Restrooms	Dupont Corian Thickness: 3/4"
	WINDOW TREATMENT		
WT-1	Manual mesh roller shades	All exterior windows	Inpro WebbLok Manual Roller Shade, tamper-resistant, cord free Provide Security Box, Guide Tracks, Bottom Rail in addition to standard components Fabric: PVC Free Openess Factor: 1-5% TBD
	MISELLANEOUS		
	Toilet Accessories		Stainless Steel: AISI 18-8 Type 304 with No. 4 finish
	Corner Guards	All outside corners	Clear plastic corner guards 72" high x approximately 1"x1"
	Doors	interior doors	Boral Wood veneer door Finish: clear finish
	Door Frames	interior doors	Hollow metal, welded one-piece Finish: paint
	Door Hardware		Note: acceptalbe substitutes shown in parenthesis; if no substitutes shown, then substitutes are not allowed Hinges: Hager (Stanley, McKinney) Continuous Hinges: Select (Roton, Pemko) Locks, Latches, Conventional Standard Cylinders, Stand Alone Key Pad Devices: Sargent (no substitutes) Exit Devices: Von Duprin (no substitutes) Closers: LCN (no substitutes) Push, Pulls, & Protection Plates: Ives (Trimco, BBW) Flush Bolts: Glynn- Johnson (Ives) Dust Proof Strikes: Glynn-Johnson (Ives) Coordinators: Glynn-Johnson (Ives) Stops: Glynn-Johnson (Ives) Thresholds: National Guard (Pemko, Zero) Seals & Bottoms: National Guard (Pemko, Zero) Low Energy Door Operators: LCN (Stanley) Power Supplies for Electric Hardware: Same mfr as device Electrified Strikes: Hes (Adams Rite)

15.02 PRELIMINARY INTERIOR FINISH SCHEDULE

16. PRELIMINARY DOOR SCHEDULE

Prelimnary Door Schedule				
Door No.	Location	Type	Size	Remarks
1	Foyer	Exterior double door with transom above	Pair 3080	Access Control / Panic Hardware
2	Foyer	Interior double door with transom above	Pair 3080	Panic Hardware
3	Group	Interior door with sidelight	3080	Access Control
4	Interview	Interior door with sidelight	3080	Access Control
5	TLT	Interior door	3080	
6	Interview	Interior door with sidelight	3080	Access Control
7	Staff TLT	Interior door	3080	
8	Storage	Interior door with sidelight	3080	Access Control
9	Data closet	Interior door	3080	Access Control
10	office	Interior door with sidelight	3080	Access Control
11	lounge	Interior double door with transom above	Pair 3080	Access Control
12	ADA single bed	Interior door	3080	
13	ADA single bed	Interior door	3080	
14	Exterior to hall	Exterior door	3080	Access Control / Panic Hardware
15	Double bed	Interior door	3080	
16	Double bed	Interior door	3080	
17	TLT shower	Interior door	3080	
18	TLT shower	Interior door	3080	
19	Double bed	Interior door	3080	
20	Double bed	Interior door	3080	
21	Double bed	Interior door	3080	
22	Double bed	Interior door	3080	
23	Double bed	Interior door	3080	
24	TLT shower	Interior door	3080	
25	Double bed	Interior door	3080	
26	Exterior to lounge	Exterior door	3080	Access Control / Panic Hardware
27	Exterior to electrical	Exterior door	3080	
28	Riser room	Exterior door	3080	
29	Mechanical	Exterior door	3080	
30	Hall	Interior double door with transom above	Pair 3080	Access Control
31	Sensory	Interior door with sidelight	3080	Access Control
32	Laundry	Interior door	3080	Access Control
33	Biohazard	Interior door	3080	Access Control
34	Clean laundry/storage	Interior door	3080	Access Control
35	Restroom	Interior door	3080	
36	Pantry	Interior door	3080	Access Control
37	Pantry	Interior door	3080	Access Control
38	HSKP	Interior door	3080	Access Control
39	Med room	Interior door with sidelight	3080	Access Control
40	Records	Interior door	3080	Access Control
41	Shared office space	Interior door with sidelight	3080	Access Control
42	Patio	Exterior door	3080	Access Control / Panic Hardware



17. DETAILS OF SPECIAL CONSTRUCTION

The project is designed to meet applicable anti-ligature standards through an integrated, holistic approach that prioritizes resident safety while maintaining a dignified, residential, and therapeutic environment. Anti-ligature strategies are incorporated throughout resident-accessible areas, including sleeping rooms, bathrooms, community spaces, and circulation, with particular attention given to high-risk locations identified in the Criteria Documents. The design balances risk mitigation with comfort and normalcy, avoiding an institutional appearance while providing a safe and supportive setting for recovery.

Architectural, interior, and MEPT elements are coordinated to eliminate ligature points through careful detailing, product selection, and spatial planning. Fixtures, hardware, furnishings, and accessories are specified to be ligature-resistant or ligature-minimized as appropriate to the risk level of each space. Staff visibility, passive supervision, and clear sightlines are integrated into the planning strategy to complement physical anti-ligature measures, reducing reliance on overt security features and supporting a therapeutic, trauma-informed environment.



Preliminary Anti-Ligature Design Guidelines

1. Architectural Elements
Eliminate anchor points through continuous surfaces, sloped or curved profiles, and concealed attachment methods.
Door frames, window frames, and millwork designed with flush conditions and tamper-resistant detailing.
Use of solid surface or gypsum assemblies without exposed ledges, hooks, or protrusions in resident-accessible areas.

2. Doors, Hardware, and Openings
Ligature-resistant door hardware, including levers, pulls, hinges, and closers, in all resident rooms and high-risk areas.
Anti-ligature hinges and continuous hinges where required.
Door vision panels and glazing detailed with secure, flush-mounted frames and impact-resistant materials.

3. Bathrooms and Plumbing Fixtures
Ligature-resistant plumbing fixtures including faucets, shower controls, flush valves, and shower heads.
Flush-mounted mirrors, accessories, and dispensers designed to prevent attachment points.
Sloped tops on grab bars, shelves, and accessories where required by risk assessment.

4. Mechanical, Electrical, and Plumbing (MEPT)
Tamper-resistant, ligature-resistant diffusers, grilles, and return air devices.
Flush-mounted lighting fixtures with impact-resistant lenses in resident-accessible spaces.
Concealed conduit, piping, and cabling; no exposed horizontal runs accessible to residents.
Thermostats and controls selected for ligature resistance and limited user access where appropriate.

5. Furniture, Casework, and Accessories
Built-in and loose furniture designed or specified to be ligature-resistant, weighted, or fixed as required.
Wardrobes, shelving, and storage designed with sloped tops and concealed hardware.
Elimination of coat hooks, exposed rods, or similar attachment points in resident-accessible areas.

6. Windows, Shades, and Treatments
Window systems designed to prevent attachment points, including integral or protected shading systems.
No cords, chains, or operable elements that could create ligature risk.

7. Staff Visibility and Passive Supervision
Clear sightlines from staff work areas into corridors, community spaces, and key resident zones.
Strategic placement of glazing and interior windows to support observation without compromising privacy.

8. Risk Zoning and Graduated Approach
Anti-ligature measures applied based on space function and assessed risk level rather than a one-size-fits-all approach.
Highest level of protection in sleeping rooms, bathrooms, and crisis-prone areas; balanced, residential detailing in lower-risk community spaces.

9. Coordination and Compliance
Early and ongoing coordination with County representatives, behavioral health specialists, and facility operators to confirm risk profiles and product selections.
All anti-ligature products to be manufacturer-certified and installed per listing requirements.
Final compliance to be verified during design development and construction documentation phases.



PERMANENT SUPPORTIVE HOUSING

DESIGN NARRATIVE

The permanent supportive housing is envisioned as a close-knit residential cluster that provides a calm, dignified living environment for individuals with more advanced needs, while remaining visually and socially connected to the larger residential treatment facility. The smaller-scale units are arranged to foster a sense of neighborhood, mutual support, and everyday interaction, reinforcing stability, safety, and belonging.

To balance the intimate scale of the housing with the presence of the larger facility, the architecture uses a shared palette of exterior materials, textures, and colors. Consistent cladding, detailing, and proportions create a seamless transition between buildings, allowing the housing to read as a natural extension of the campus rather than a separate or secondary element. This material continuity, paired with human-scaled massing and outdoor thresholds, establishes a cohesive neighborhood character—supportive, integrated, and respectful of both individual needs and the collective community.



LANDSCAPE PRESERVATION AND THERAPEUTIC ELEMENTS

The landscape strategy prioritizes the preservation of existing mature oak trees, recognizing their environmental, emotional, and therapeutic value. These established trees provide shade, seasonal rhythm, and a strong sense of continuity with the natural landscape, helping ground the campus in a familiar and calming setting. Their presence softens the built environment, improves microclimate comfort, and reinforces a feeling of permanence and stability that is especially meaningful for residents in recovery.

Complementing the preserved oaks, therapeutic landscape elements—such as a contemplative rock labyrinth—are integrated into quiet outdoor areas to support reflection, mindfulness, and emotional regulation. These spaces offer residents a gentle, self-guided way to engage with nature through movement and pause, encouraging moments of calm and focus. Together, the mature trees and therapeutic

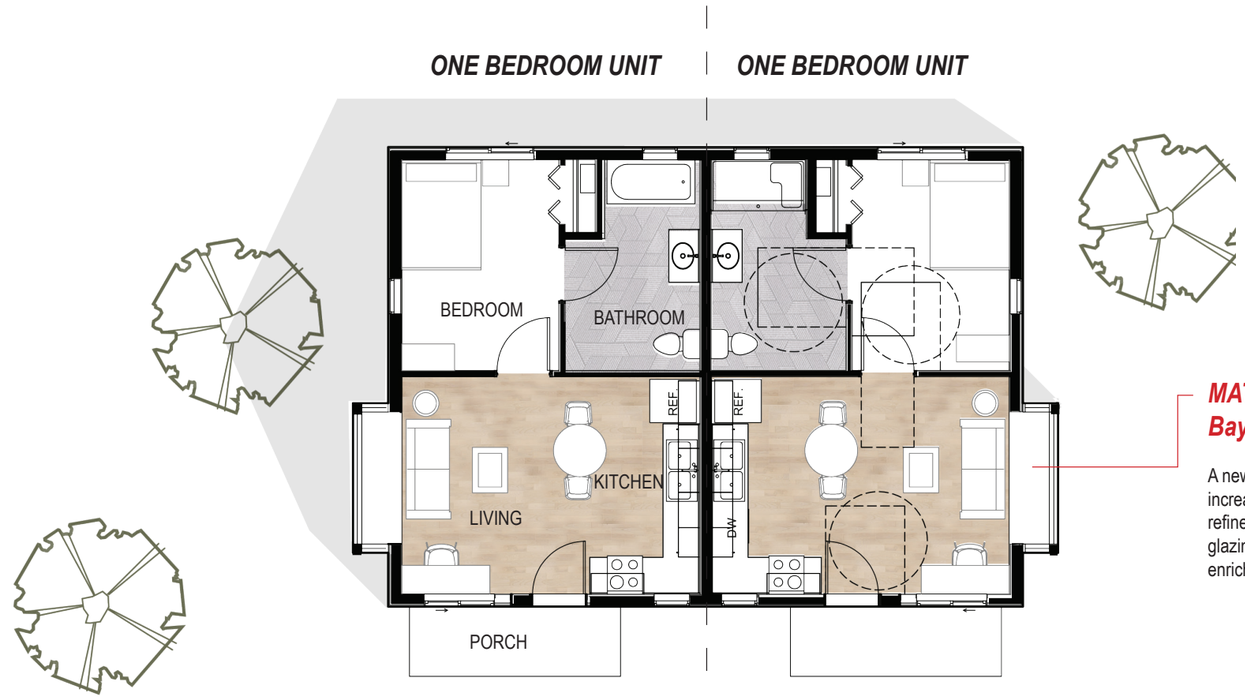


SITE LIGHTING

Subtle, thoughtfully placed site lighting is used to reinforce a sense of safety, comfort, and familiarity throughout the residential environment. Low-level pedestrian lighting, warm in color and carefully shielded, guides residents along paths and gathering areas without creating glare or institutional brightness. This approach supports clear wayfinding while maintaining a calm, residential atmosphere.

Lighting is concentrated at entries, walkways, and shared outdoor spaces to create recognizable points of orientation and visual reassurance after dark. By emphasizing warm tones and human-scaled fixtures, the lighting evokes the feeling of a familiar neighborhood rather than a facility, helping residents feel secure, grounded, and at ease within their community.

18. PLAN PERMANENT SUPPORTIVE HOUSING - ONE BEDROOMS

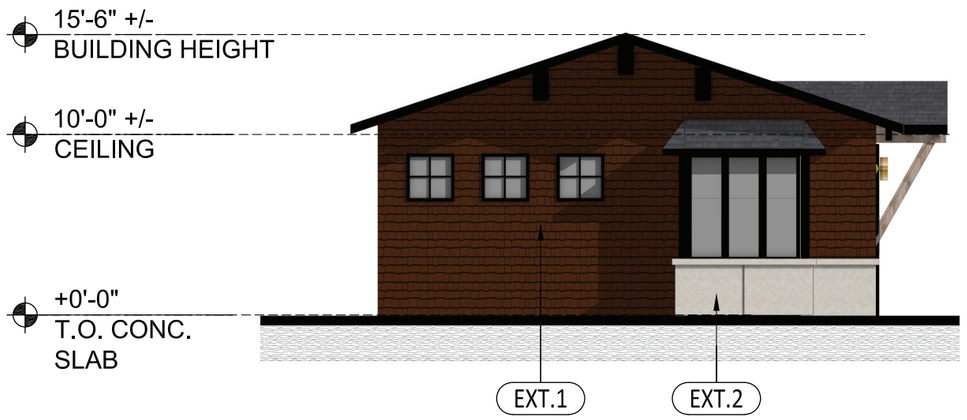


PRELIMINARY PLAN- ONE BEDROOMS
SCALE: 1/8" = 1'-0"

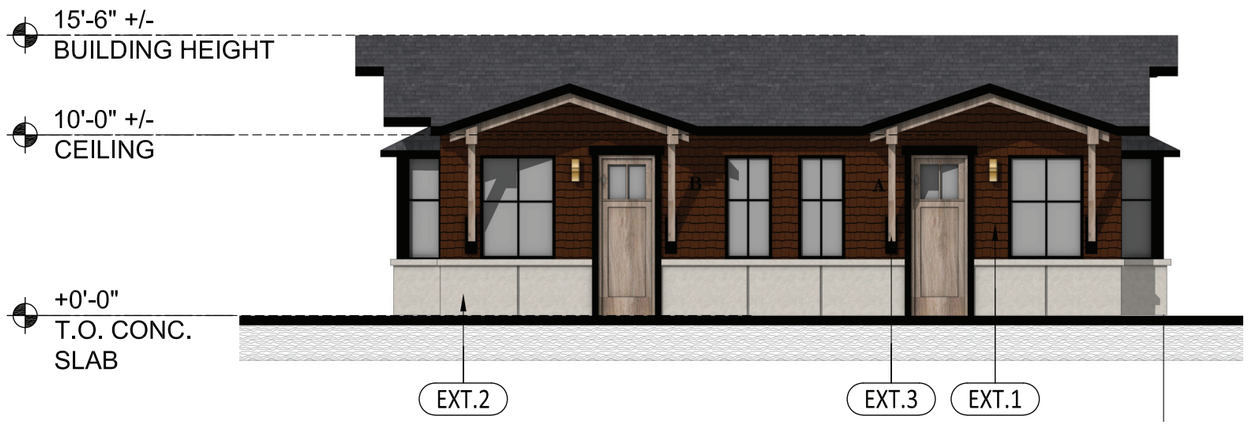
MATERIAL ENHANCEMENT – Bay Window

A new bay window extends the facade to capture increased natural light from multiple angles. The refined material detailing and high-performance glazing enhance interior brightness while subtly enriching the building's exterior expression.

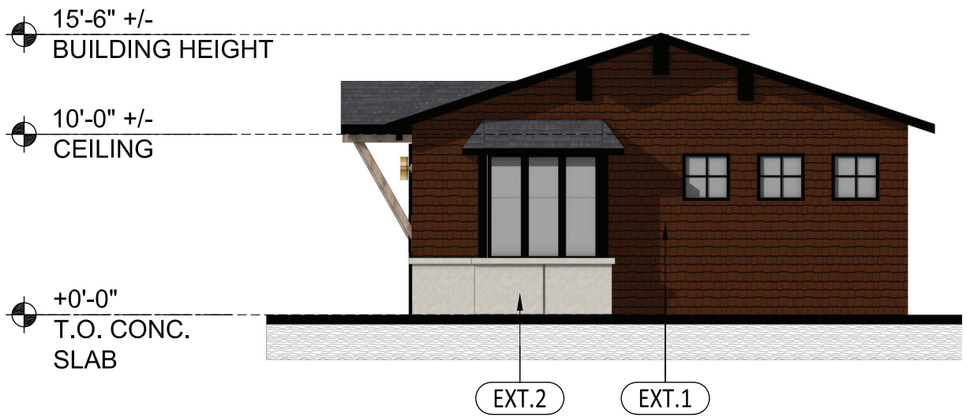
18. ELEVATIONS PERMANENT SUPPORTIVE HOUSING - ONE BED-



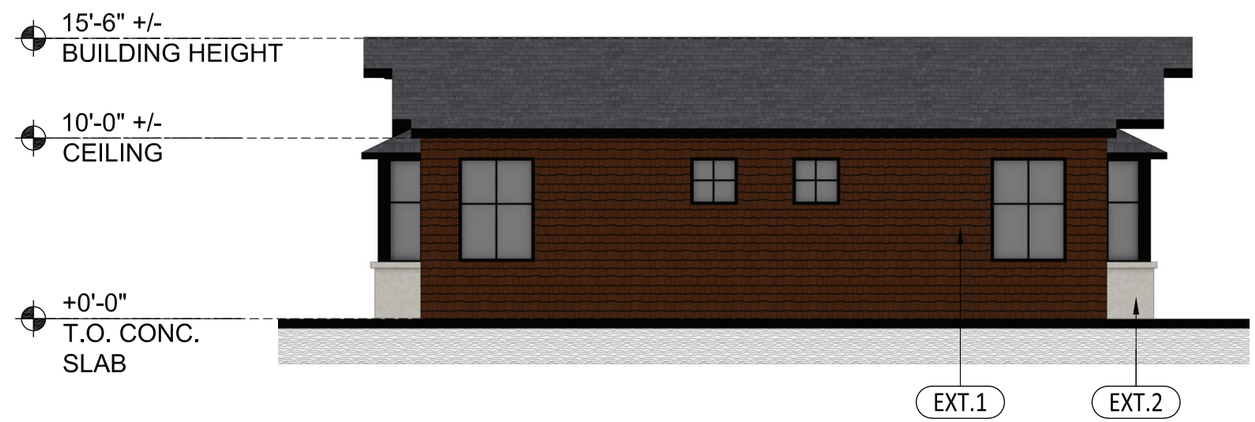
PRELIMINARY NORTH ELEVATION - ONE BEDROOMS
SCALE: 1/8" = 1'-0"



PRELIMINARY WEST ELEVATION - ONE BEDROOMS
SCALE: 1/8" = 1'-0"

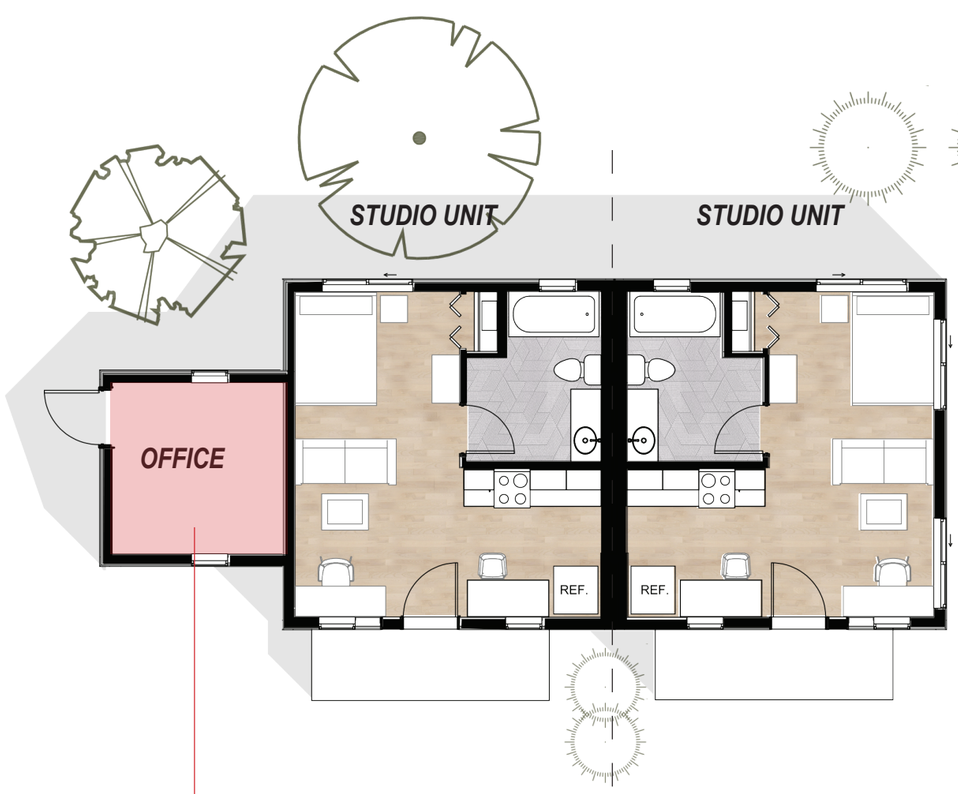


PRELIMINARY SOUTH ELEVATION - ONE BEDROOMS
SCALE: 1/8" = 1'-0"



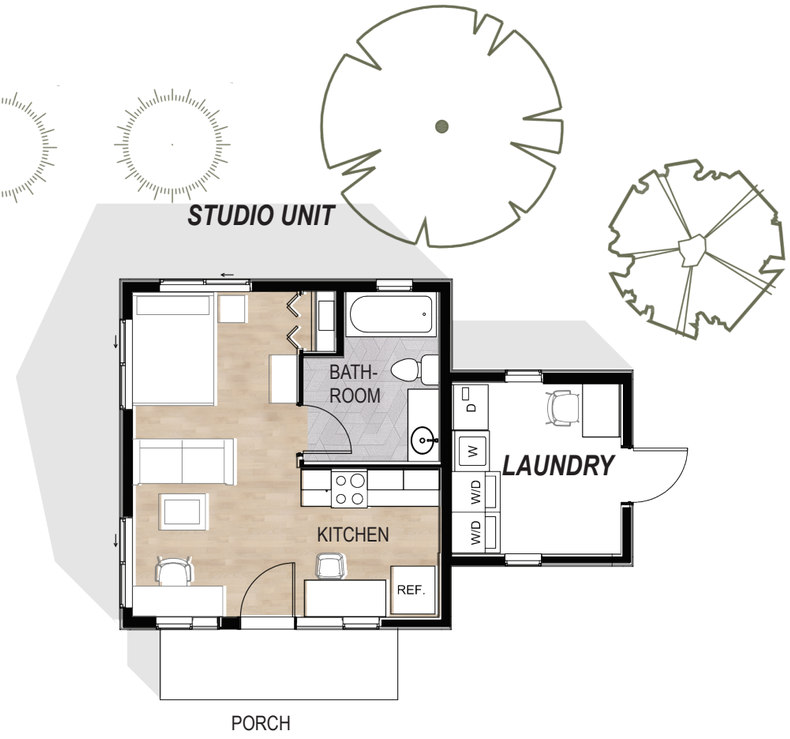
PRELIMINARY EAST ELEVATION - ONE BEDROOMS
SCALE: 1/8" = 1'-0"

18. PLAN PERMANENT SUPPORTIVE HOUSING - STUDIOS



PROGRAM ENHANCEMENT – Flexible Support Space

An additional flexible room is introduced in response to feedback received during the site walk. This space is designed to accommodate private interviews, assessments, or quiet touchdown use for administrators supporting the permanent supportive housing program, providing adaptability while enhancing day-to-day operations and staff support.



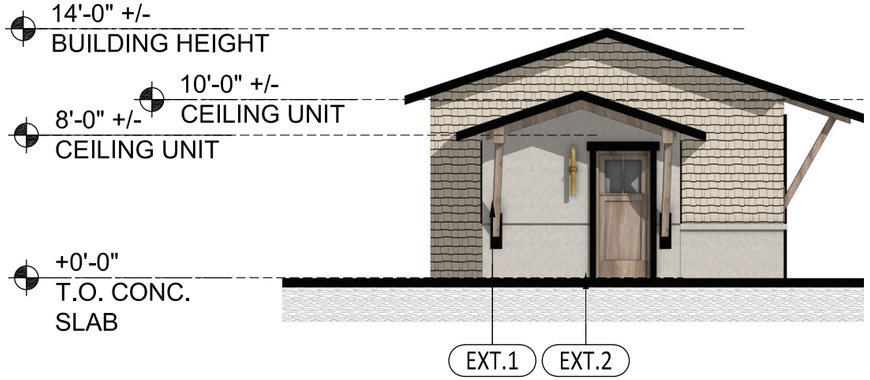
PRELIMINARY PLAN- STUDIOS

SCALE: 1/8” = 1’-0”

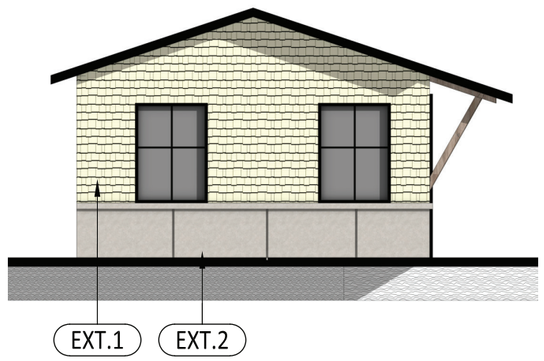
18. ELEVATIONS PERMANENT SUPPORTIVE HOUSING - STUDIOS



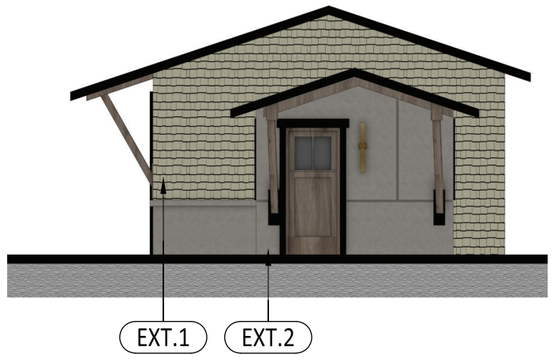
PRELIMINARY SOUTH ELEVATION - STUDIOS
SCALE: 1/8" = 1'-0"



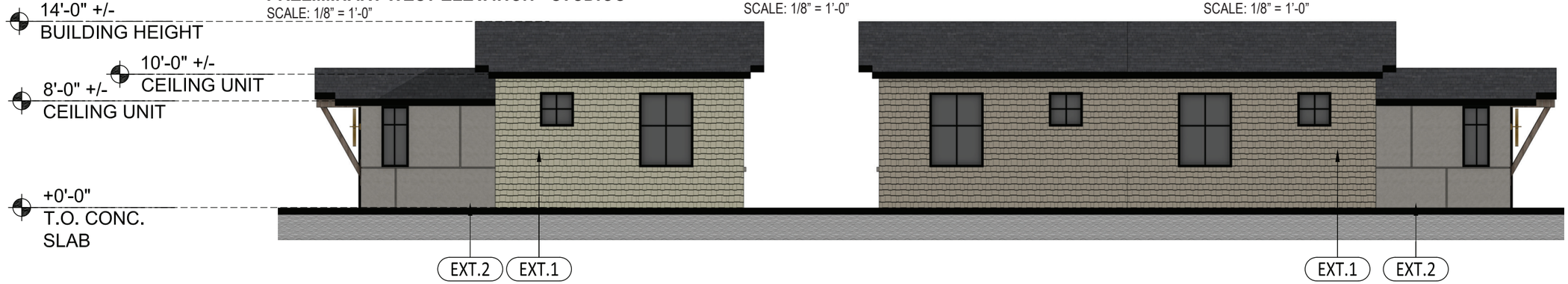
PRELIMINARY WEST ELEVATION - STUDIOS
SCALE: 1/8" = 1'-0"



PRELIMINARY SIDE ELEVATION - STUDIOS
SCALE: 1/8" = 1'-0"



PRELIMINARY EAST ELEVATION - STUDIOS
SCALE: 1/8" = 1'-0"



PRELIMINARY NORTH ELEVATION - STUDIOS
SCALE: 1/8" = 1'-0"

L Specifications

L Specifications

1. Outline Specifications for any section where the Design-Builder may clarify, modify, enhance, delete, deviate from, or add to the Criteria Documents.

At this time, our team proposes no clarifications, modifications, enhancements, deletions, deviations, or additions to the Criteria Documents. Based on our review, the Criteria Documents are clear, comprehensive, and provide an appropriate framework to support the Owner's programmatic, performance, and quality objectives. Accordingly, our proposal is based on delivering the Project in full conformance with the Criteria Documents as issued. Should additional coordination, refinement, or clarification be identified during design development, our team will work collaboratively with the County to address these items in a manner consistent with the intent of the Criteria Documents and the Design-Build delivery process.

2. Provide, 5-10 page outline specification summary including but not limited to architectural elements and materials, structural, MEPF, audio/visual, data/communications, security cameras, access control, and other low-voltage systems.

See page 105-108.

3. Preliminary System Plans (includes audio/visual, data/communications, security cameras, access control, and other low-voltage systems identified in the Criteria Documents)

See page 109.

2. Outline Spcification

OUTLINE SPECIFICATIONS

DIVISION 00 – BIDDING AND CONTRACTING REQUIREMENTS
(As listed in the Criteria Manual in the RFP)

DIVISION 01 – GENERAL REQUIREMENTS
(As listed in the Criteria Manual in the RFP)

DIVISION 02 – EXISTING CONDITIONS

02 41 19	SELECTIVE SITE AND BUILDING DEMOLITION
02 60 00	ENVIRONMENTAL REMEDIATION

DIVISION 03 – CONCRETE

03 01 00	CONCRETE SPALL REPAIR AND CRACK INJECTION
03 10 00	CONCRETE FORMING AND ACCESSORIES
03 20 00	CONCRETE REINFORCING
03 30 00	CAST-IN-PLACE CONCRETE
03 30 53	MISCELLANEOUS CAST-IN-PLACE CONCRETE
03 57 00	CONCRETE FLOOR SEALER

DIVISION 04 – MASONRY

04 20 00	CONCRETE MASONRY UNITS

DIVISION 05 – METALS

05 11 00	STRUCTURAL STEEL AND MISCELLANEOUS STEEL
05 12 13	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
05 50 00	METAL FABRICATIONS

DIVISION 06 – WOOD, PLASTICS, AND COMPOSITES

06 10 00	ROUGH CARPENTRY
06 16 00	SHEATHING
06 17 00	MANUFACTURED LUMBER
06 20 00	FINISH CARPENTRY
06 40 23	INTERIOR ARCHITECTURAL WOODWORK
06 41 16	PLASTIC LAMINATED CLAD ARCHITECTURAL CABINETS
06 46 19	WOOD BASE AND SHOE MOLDINGS
06 64 00	PLASTIC PANELING
06 17 53	FABRICATED WOOD TRUSSES
06 18 00	GLUED LAMINATED CONSTRUCTION

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

07 21 00	BUILDING INSULATION

07 31 13	ASPHALT SHINGLES
07 46 00	FIBER CEMENT SIDING AND TRIM
07 62 00	SHEET METAL FLASHING AND TRIM
07 71 00	ROOF SPECIALTIES
07 72 00	ROOF ACCESSORIES
07 84 13	PENETRATION FIRESTOPPING
07 84 53	JOINT FIRESTOPPING
07 92 00	JOINT SEALANTS
07 92 19	ACOUSTICAL JOINT SEALANTS

DIVISION 08 – OPENINGS

08 11 13	HOLLOW METAL DOOR AND FRAMES
08 11 16	INTERIOR ALUMINUM FRAMES
08 14 16	FLUSH WOOD DOORS
08 31 13	ACCESS DOORS AND FRAMES
08 41 13	ALUMINUM-FRAMED ENTRANCES STOREFRONTS
08 51 13	ALUMINUM WINDOWS
08 62 13	DOOR HARDWARE
08 80 00	GLAZING
08 83 00	MIRRORS
08 88 13	FIRE-RATED GLAZING

DIVISION 09 – FINISHES

09 24 00	PORTLAND CEMENT PLASTERING
09 29 00	GYPSUM BOARD
09 30 00	TILING
09 51 23	ACOUSTICAL CEILING SYSTEMS
09 51 36	SUSPENDED ACOUSTICAL BAFFLES
09 65 13	RESILIENT BASE AND ACCESSORIES
09 65 19	RESILIENT FLOORING
09 68 13	TILE CARPETING
09 72 00	WALL COVERINGS
09 74 13	DECORATIVE WALL PANEL
09 77 00	SPECIAL WALL SURFACING
09 83 16	ACOUSTICAL PANELS
09 91 00	PAINTING AND COATING
09 96 00	HIGH PERFORMANCE COATINGS

DIVISION 10 – SPECIALTIES

10 11 00	VISUAL DISPLAY SURFACES
10 14 00	SIGNAGE
10 26 00	WALL AND DOOR PROTECTION
10 28 13	TOILET ACCESSORIES
10 44 00	FIRE PROTECTION SPECIALTIES
10 51 23	PLASTIC LAMINATE-CLAD LOCKERS
10 71 13	EXTERIOR METAL STANDING SEAM SUNSHADE

DIVISION 11 – EQUIPMENT

11 11 36	ELECTRIC VEHICLE SUPPLY EQUIPMENT

DIVISION 12 – FURNISHINGS

12 24 13	ROLLER WINDOW SHADES
12 36 61	SOLID SURFACING COUNTERTOPS

DIVISION 21 – FIRE SUPPRESSION

21 13 00	FIRE SUPPRESSION SPRINKLER SYSTEMS

DIVISION 22 – PLUMBING

22 11 40	DOMESTIC WATER PIPING
22 11 50	SANITARY WASTE AND VENT
22 14 10	PLUMBING FIXTURES
22 14 30	PLUMBING SPECIALTIES
22 14 85	DOMESTIC WATER HEATERS

DIVISION 23 – MECHANICAL

23 01 50	BASIC MECHANICAL MATERIALS AND METHODS
23 01 60	HANGERS AND SUPPORTS
23 10 81	DUCT INSULATION
23 10 83	PIPE INSULATION
23 11 10	VALVES
23 17 82	HVAC UNITS
23 18 15	METAL DUCTS
23 18 83	POWER VENTILATORS
23 18 55	DIFFUSERS, REGISTERS, AND GRILLES
23 19 90	TESTING, ADJUSTING, AND BALANCING

DIVISION 26 – ELECTRICAL

26 00 00	ELECTRICAL GENERAL REQUIREMENTS
26 05 00	ELECTRICAL GENERAL AND BASIC MATERIAL
26 05 73	ELECTRICAL POWER DISTRIBUTION STUDY
26 27 00	ELECTRICAL POWER DISTRIBUTION SYSTEM
26 31 00	PHOTOVOLTAIC SYSTEMS
26 51 00	ELECTRICAL LIGHTING INTERIOR AND EXTERIOR

DIVISION 27 – COMMUNICATIONS

27 20 00	VOICE DATA COMMUNICATION SYSTEMS
27 41 00	AUDIO-VISUAL SYSTEMS

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

28 13 00	ACCESS CONTROL
28 23 00	VIDEO SURVEILLANCE

28 31 05 FIRE DETECTION AND ALARM

DIVISION 31 – EARTHWORK

31 10 00 SITE CLEARING
31 20 00 EARTH MOVING
31 22 00 GRADING
31 23 19 DEWATERING
31 23 33 TRENCHINGAND BACKFILLING
31 31 00 SOIL TREATMENT

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 01 90 LANDSCAPE MAINTENANCE
32 11 23 AGGREGATE BASE
32 12 16 ASPHALT PAVING
32 14 13 PAVERS ON AGGREGATE BASE
32 15 40 DECOMPOSED GRANITE SURFACING
32 17 23 VEHICULAR PAVEMENT MARKINGS
32 17 26 TACTILE WARNING SURFACING
32 31 13 CHAIN LINK FENCING AND GATES
32 31 19 METAL FENCING AND GATES
32 31 29 WOOD FENCES AND GATES
32 33 00 SITE FURNISHINGS
32 84 00 IRRIGATION SYSTEMS
32 91 13 SOIL PREPARATION
32 92 23 SODDING
32 93 00 PLANTING

DIVISION 33 – UTILITIES

33 05 00 COMMON WORK RESULTS FOR UTILITIES
33 11 16 WATER DISTRIBUTION UTILITIES
33 30 00 SANITARY SEWAGE UTILITIES
33 41 00 STORM UTILITY DRAINAGE PIPING
33 46 00 SUBDRAINAGE
33 47 27 BIORETENTION

3. Preliminary System Plans



NOTE:

1. ALL DATA AND SECURITY TERMINATES IN DATA CLOSET.
2. ADDITIONAL TWO SITE CAMERAS TO BE COORDINATED WITH THE COUNTY SECURITY TEAM.

LEGEND

AUDIO / VIDEO	SECURITY CAMERA
WIRELESS ACCESS POINT	ACCESS CONTORL
TEL/DATA	TEL/DATA

1 PRELIMINARY SYSTEM PLAN
1/16" = 1'-0"

16' 0' 16' 32'
SCALE: 1/16" = 1'-0"

M Other

M Other

This section includes:

- Preliminary Design Documents
- New Member Resumes
- Contract Comments
- LEED Score Card
- Good Faith Effort Documents
- Apprentice / Union Agreements

SHERMAN RECOVERY CENTER
PLEASANT HILL
2025 SHERMAN DRIVE, PLEASANT HILL CA 94523



PRELIMINARY DESIGN DOCUMENTS

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET
A1.0 SITE PLAN
A1.1 MAIN BLDG. - FLOOR PLAN & ROOF PLAN
A1.2 MAIN BLDG. - ELEVATIONS
A1.3 MAIN BLDG. - SECTIONS
A1.4 STUDIO & 1 BEDROOM UNITS - PLANS, ELEVATIONS & SECTIONS

CIVIL

C1.0 PRELIMINARY SITE PLAN PHASE 1
C1.1 PRELIMINARY SITE PLAN PHASE 2
C2.0 PRELIMINARY UTILITY PLAN PHASE 1
C2.1 PRELIMINARY UTILITY PLAN PHASE 2
C3.0 PRELIMINARY STORM WATER CONTROL PLAN PHASE 1
C3.1 PRELIMINARY STORM WATER CONTROL PLAN PHASE 2

STRUCTURAL

S1.0 CONCEPTUAL STRUCTURAL PLANS

MECHANICAL & PLUMBING

M1.0 MECH. NOTES, LEGEND & SCHEDULES
M2.0 MECH. FLOOR PLAN
P1.0 PLUMB. NOTES, LEGEND & SCHEDULES
P2.0 MECH. FLOOR PLAN - WASTE & VENT
P2.1 EXTERIOR ELEVATIONS

ELECTRICAL

E0.1 SYMBOLS, ABBREVIATIONS & INDEX
E0.3 NOTES
E1.1 ELECTRICAL SITE PLAN
E2.1 REFLECTED CEILING PLAN - LIGHTING
E2.2 FLOOR PLAN - POWER & SIGNAL
E2.4 ENLARGED UNIT PLANS
E4.1 POWER RISER DIAGRAM & SCHEDULE
E5.1 COMMUNICATION SYSTEM
E6.1 DETAILS ELECTRICAL
E6.2 STUDIO & 1 BEDROOM UNITS

FIRE PROTECTION

FP1.0 FIRE SPRINKLER RCP

LANDSCAPE

L1.0 PRELIMINARY LANDSCAPE PLAN PHASE 1
L2.0 PRELIMINARY LANDSCAPE PLAN PHASE 2

LCA ARCHITECTS

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CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
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COVER

SCALE:

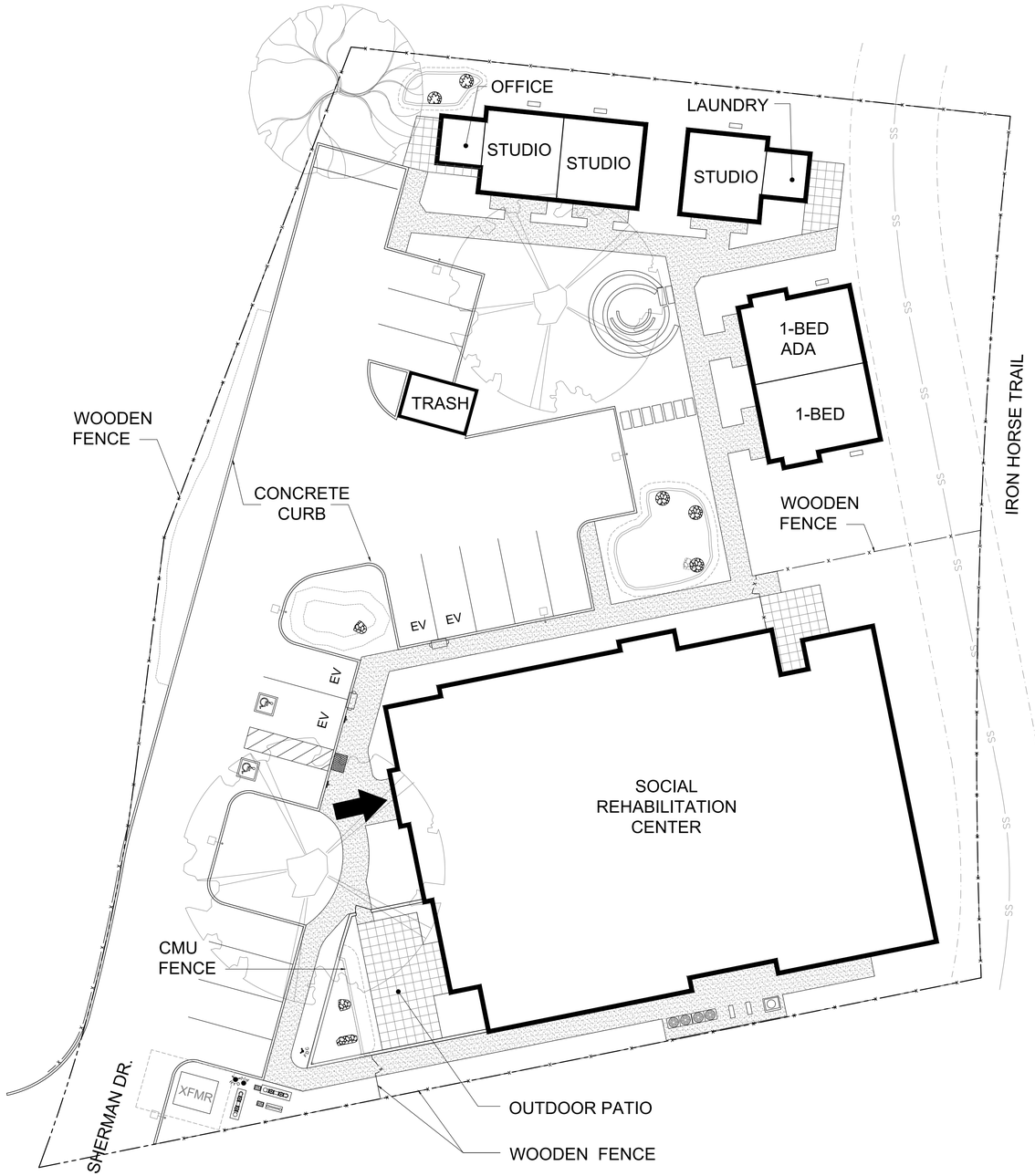
DATE: 1 / 2026

REVISIONS:

PROJECT NO. MRK

A0.0

SHEET OF



1 **PRELIMINARY PLAN**
1" = 15'-0"

15' 0' 15' 30'
SCALE: 1" = 15'-0"

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PLANS

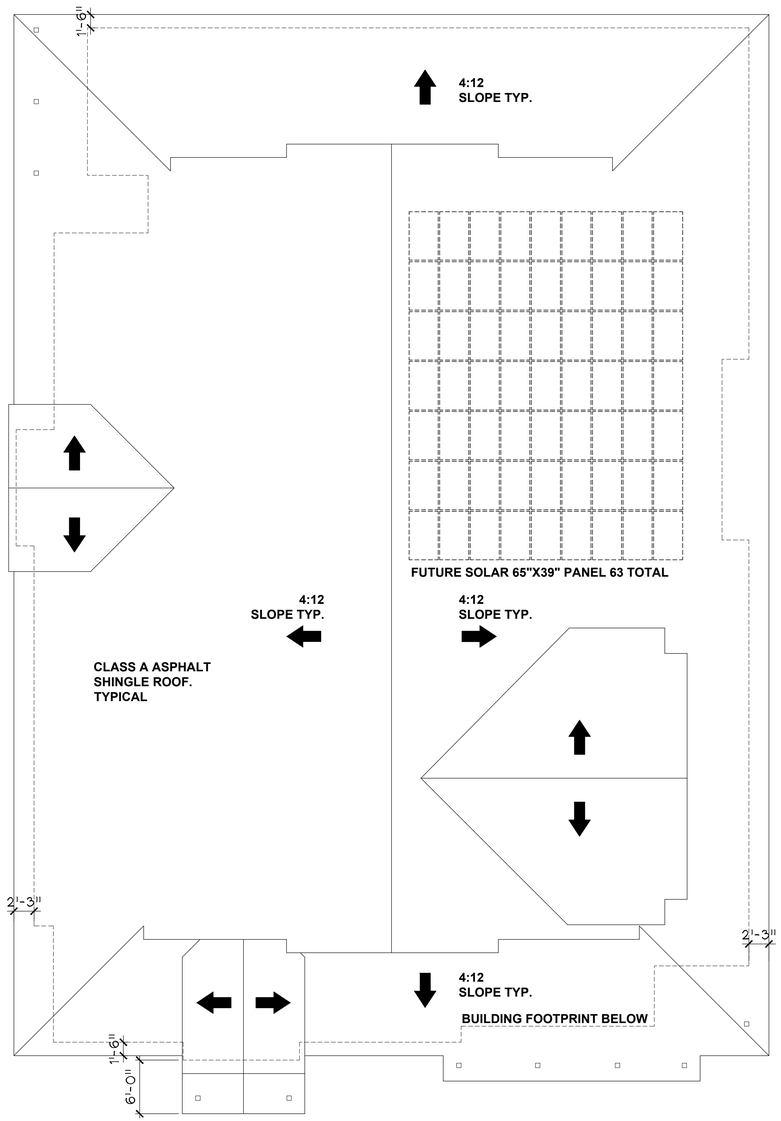
SCALE:
DATE: 1 / 2026

REVISIONS:

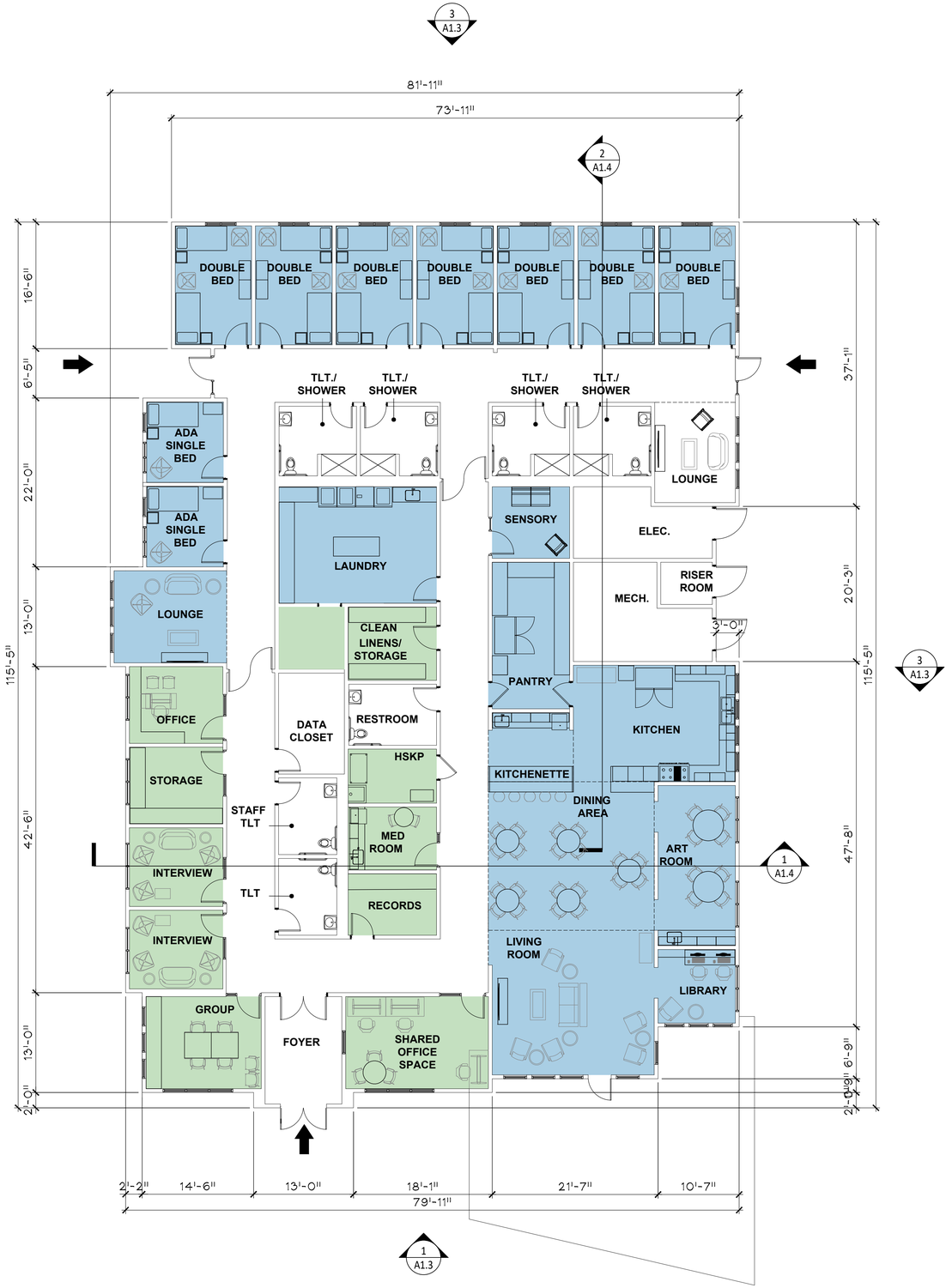
PROJECT NO. MRK

A1.0

SHEET OF



1 ROOF PLAN
1/8" = 1'-0"



1 PRELIMINARY PLAN
1/8" = 1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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MAIN BUILDING PLANS

SCALE:
DATE: 1 / 2026

REVISIONS:

PROJECT NO. MRK

A1.1

SHEET OF



1 PRELIMINARY WEST ELEVATION
1/8" = 1'-0"



2 PRELIMINARY NORTH ELEVATION
1/8" = 1'-0"



3 PRELIMINARY EAST ELEVATION
1/8" = 1'-0"



4 PRELIMINARY SOUTH ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL (EXT.X)

EXT.1
CEMENTITIOUS SIDING -WOOD LOOK SHAKE/ SINGLE.
SIMILAR TO JAMES HARDIE HARDIE SHINGLE FIBER CEMENT STRAIGHT SIDING.
PAINTED.

EXT.2
CEMENTITIOUS PANEL
SIMILAR TO JAMES HARDIE ARCHITECTURAL PANEL SIDING - FINE SAND.
PAINTED.

EXT.3
CEDAR TIMBER.

EXT.4
BOARD FORM CONCRETE.

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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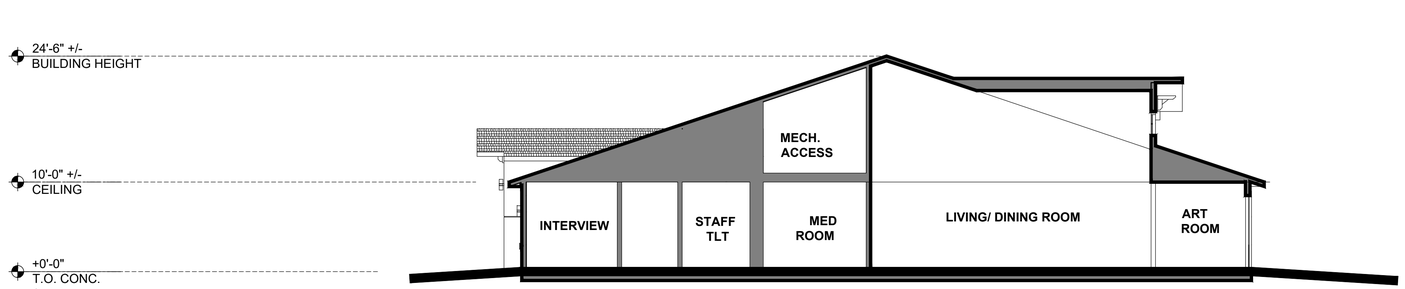
MAIN BUILDING ELEVATIONS

SCALE:
DATE: 1 / 2026
REVISIONS:

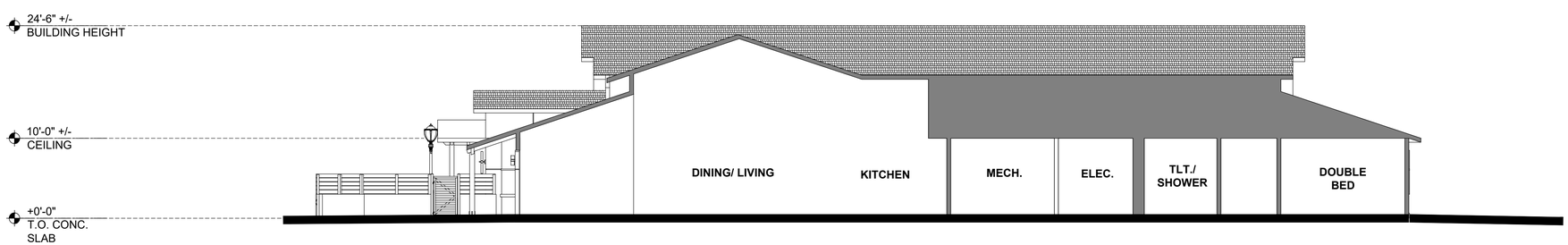
PROJECT NO. MRK

A1.2

SHEET OF



1 **PRELIMINARY CROSS SECTION**
1/8" = 1'-0"



2 **PRELIMINARY CROSS SECTION**
1/8" = 1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

LCA ARCHITECTS

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
P.LEASANT HILL CA 94523

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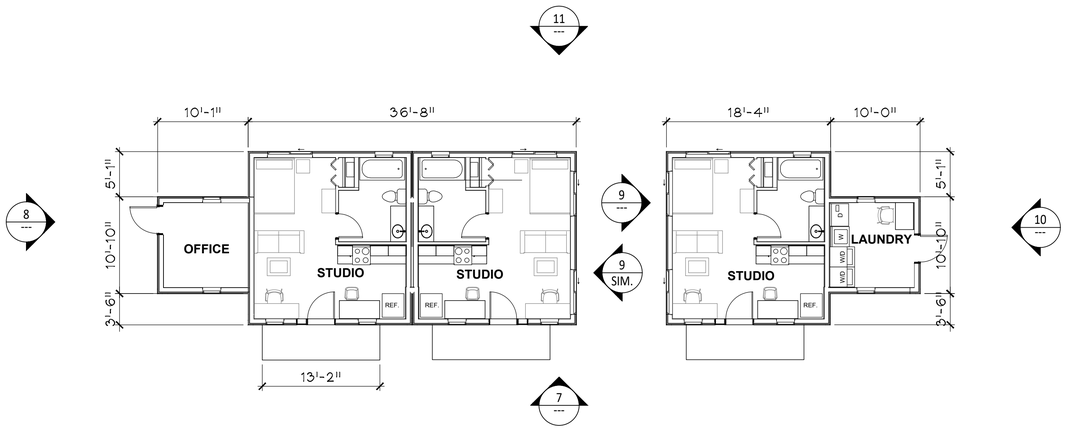
SECTIONS

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. MRK

A1.3

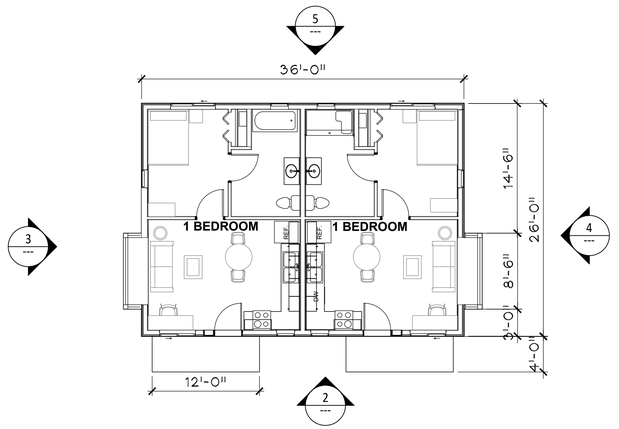
SHEET OF



6 PRELIMINARY PLAN STUDIO UNITS
1/8" = 1'-0"



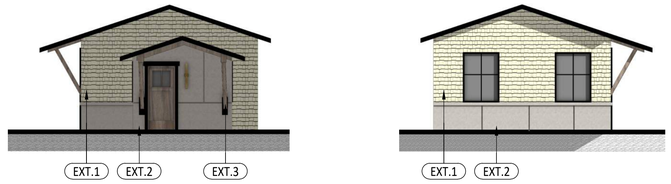
7 PRELIMINARY SOUTH ELEVATION STUDIO UNITS
1/8" = 1'-0"



1 PRELIMINARY PLAN 1 BEDROOM UNITS
1/8" = 1'-0"

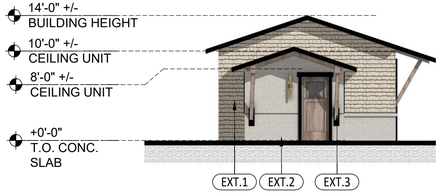


2 PRELIMINARY WEST ELEVATION 1 BEDROOM UNITS
1/8" = 1'-0"



10 PRELIMINARY EAST ELEVATION STUDIO UNITS
1/8" = 1'-0"

9 PRELIMINARY SIDE ELEVATION STUDIO UNITS
1/8" = 1'-0"



8 PRELIMINARY WEST ELEVATION STUDIO UNITS
1/8" = 1'-0"



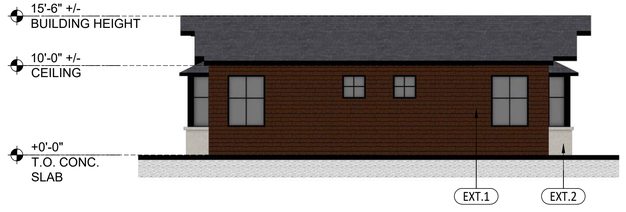
4 PRELIMINARY SOUTH ELEVATION 1 BEDROOM UNITS
1/8" = 1'-0"



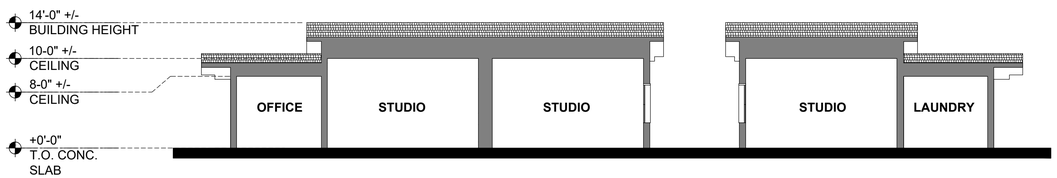
3 PRELIMINARY NORTH ELEVATION 1 BEDROOM UNITS
1/8" = 1'-0"



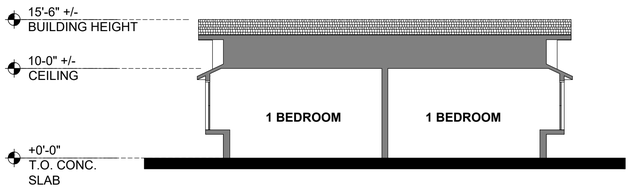
11 PRELIMINARY NORTH ELEVATION STUDIO UNITS
1/8" = 1'-0"



5 PRELIMINARY EAST ELEVATION 1 BEDROOM UNITS
1/8" = 1'-0"



13 PRELIMINARY STUDIO UNITS CROSS SECTION
1/8" = 1'-0"



12 PRELIMINARY 1 BEDROOM UNITS CROSS SECTION
1/8" = 1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL (EXT.X)

EXT.1
CEMENTITIOUS SIDING -WOOD LOOK SHAKE/ SINGLE.
SIMILAR TO JAMES HARDIE HARDIE SHINGLE FIBER CEMENT STRAIGHT SIDING.
PAINTED.

EXT.2
CEMENTITIOUS PANEL
SIMILAR TO JAMES HARDIE ARCHITECTURAL PANEL SIDING - FINE SAND.
PAINTED.

EXT.3
CEDAR TIMBER.

EXT.4
BOARD FORM CONCRETE.

LCA ARCHITECTS

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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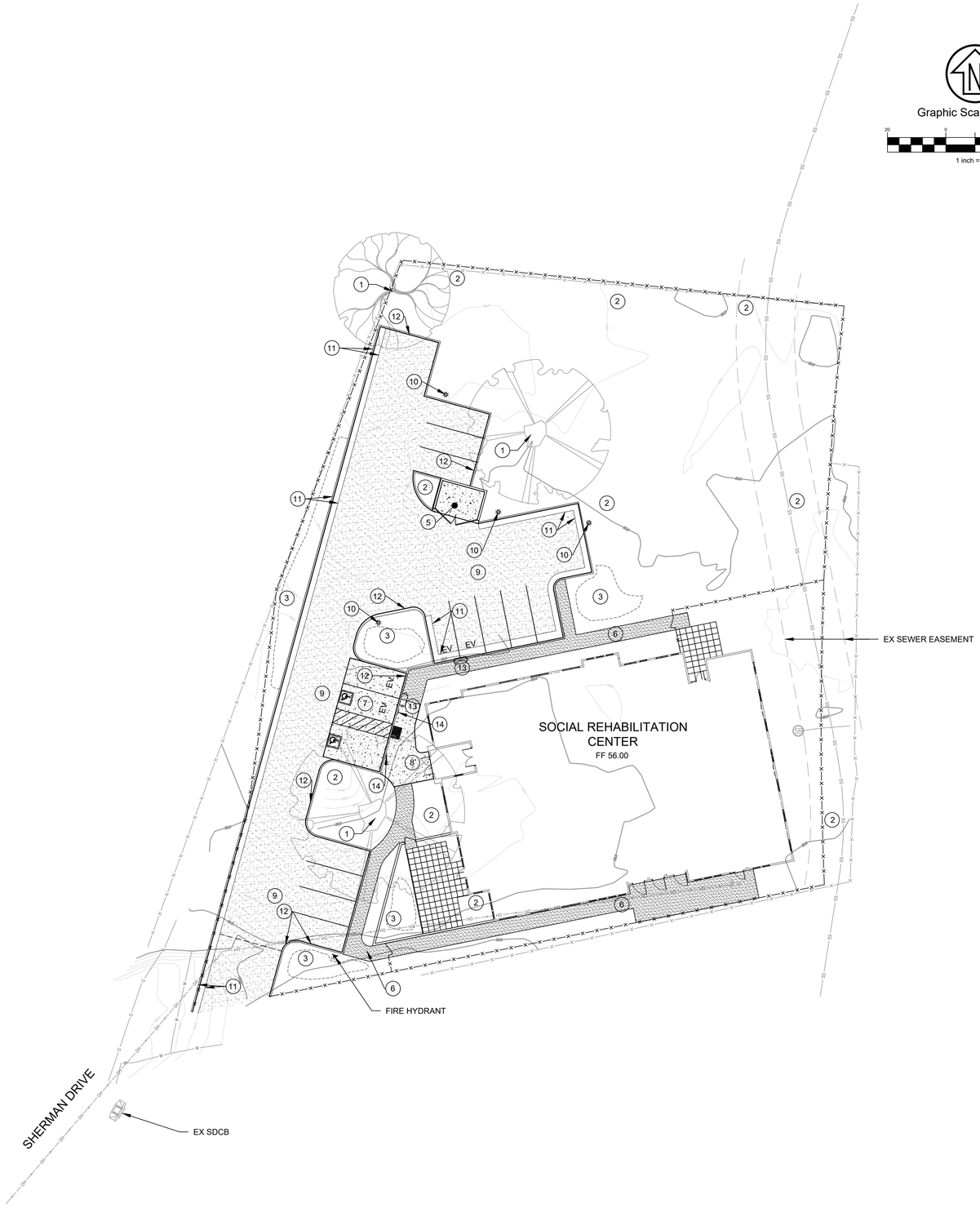
STUDIO / 1 BEDROOM UNITS
PLANS, SECTIONS & ELEVATIONS

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. MRK

A1.4

SHEET OF



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

KEYNOTES

1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

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DAVID BOGSTAD

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(925) 944-1626

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(510) 272-1060

PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
SITE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

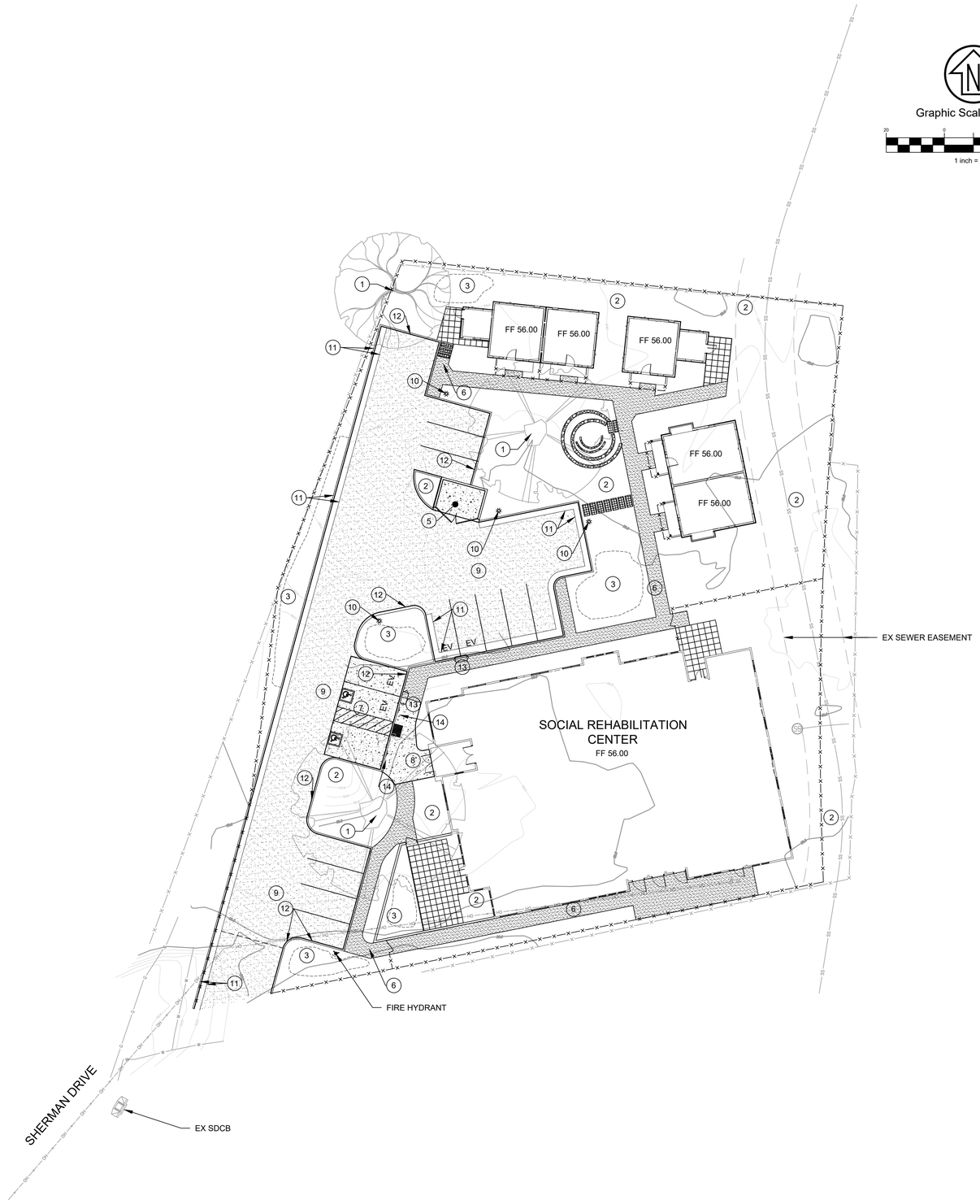
REVISIONS:

PROJECT NO. 001

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1/6/2026 12:56 PM ####



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

KEYNOTES

1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

HATCH LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

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PRELIMINARY
SITE PLAN
PHASE 2

SCALE: 1"=20'
DATE: 1 / 2026

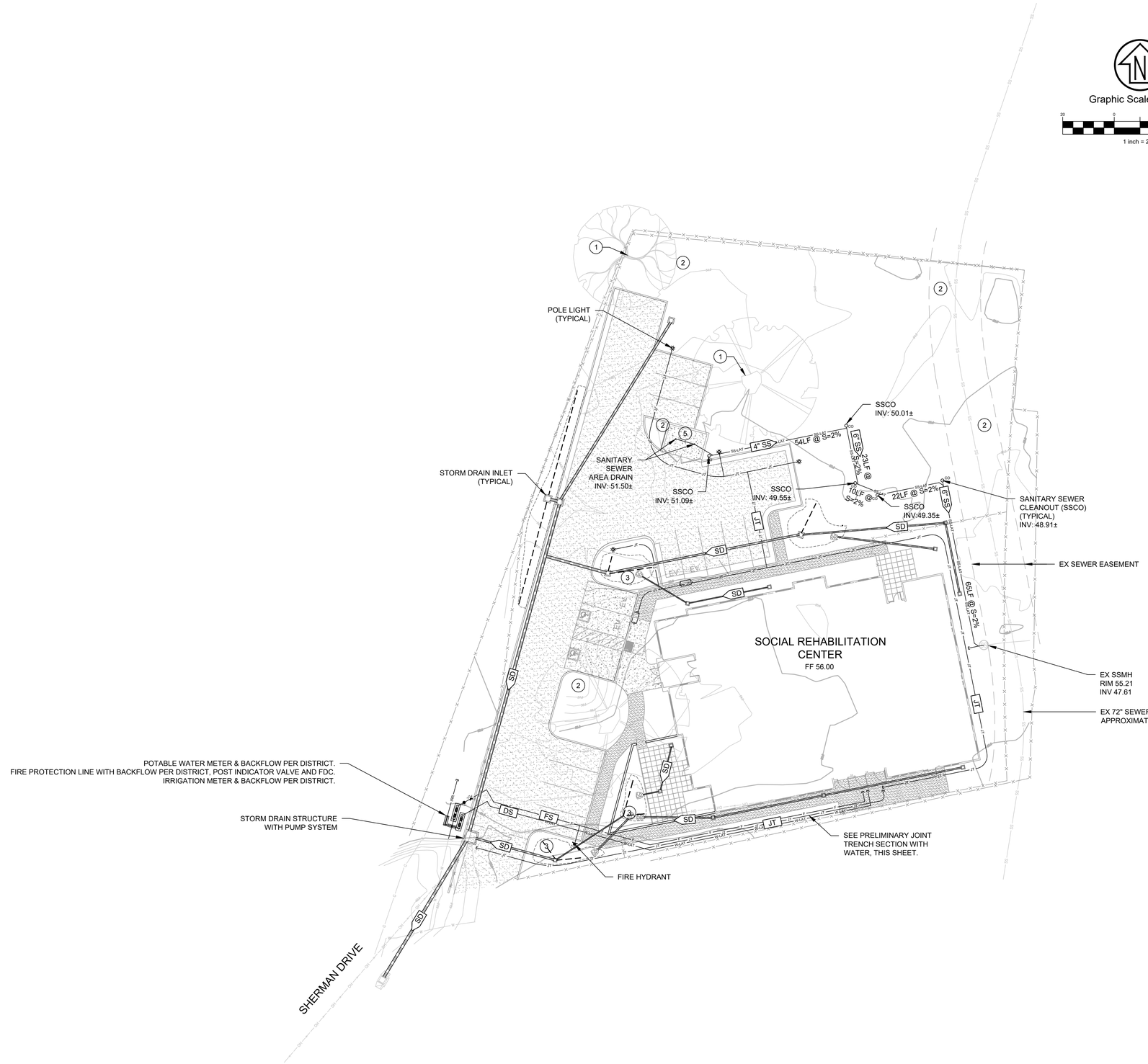
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Graphic Scale (in feet)

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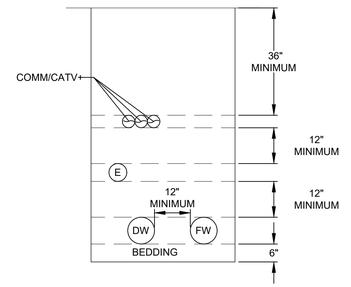
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UTILITY LEGEND

- EV CHARGING STATION
- FIRE HYDRANT
- SANITARY SEWER AREA DRAIN
- SSCO — SANITARY SEWER CLEANOUT
- SS — SANITARY SEWER MANHOLE
- SDCO — STORM DRAIN CLEANOUT
- STORM DRAIN INLET
- POLE LIGHT
- JT — JOINT TRENCH (JT)
- SS-LAT — SANITARY SEWER (SS)
- STORM DRAIN (SD)
- STORM DRAIN - PERFORATED PIPE
- W-LAT — WATER - DOMESTIC SERVICE (DS)
- F — WATER - FIRE SERVICE (FS)



PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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Sherman Recovery Center

2025 SHERMAN DRIVE
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PRELIMINARY UTILITY PLAN PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

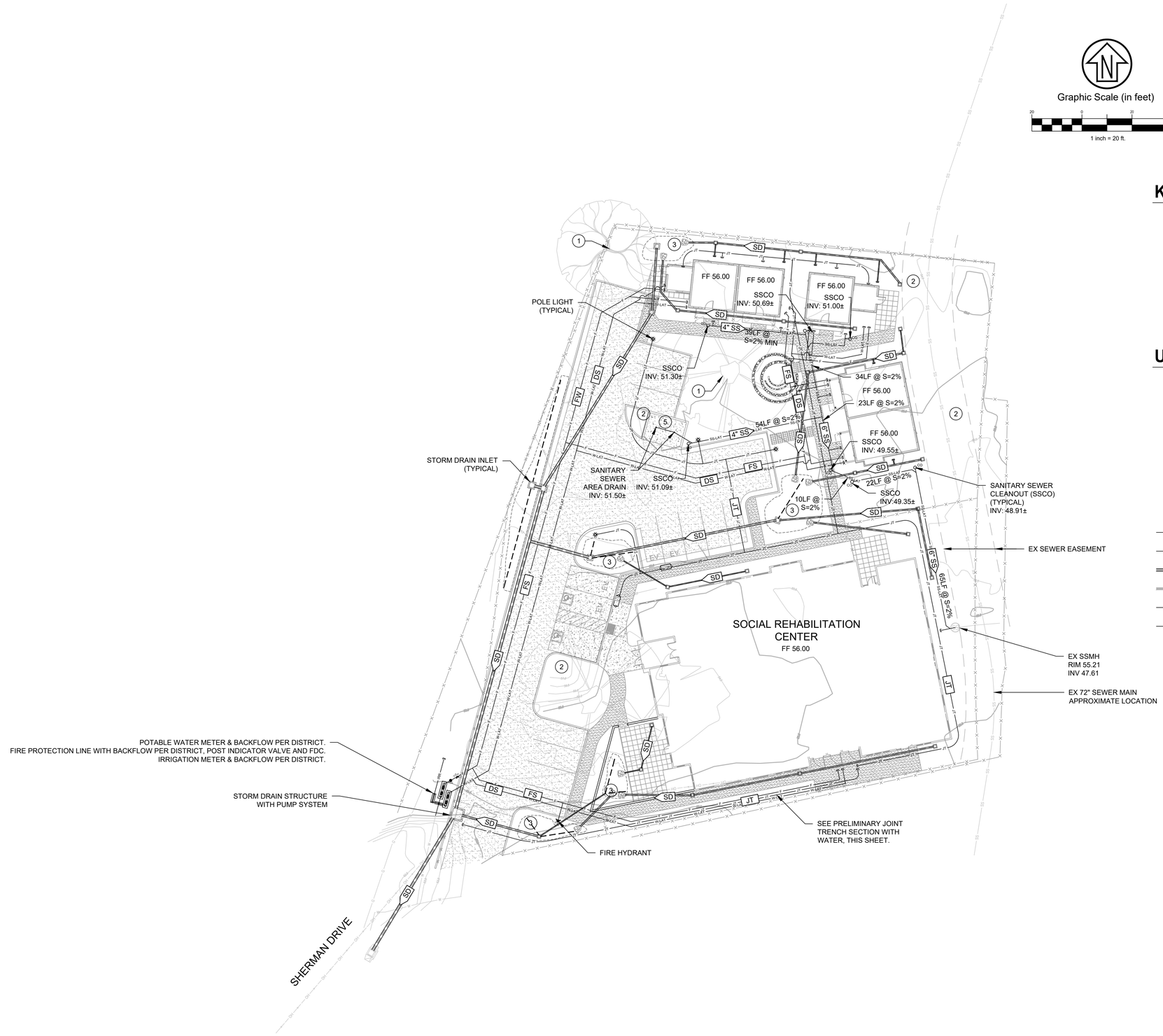
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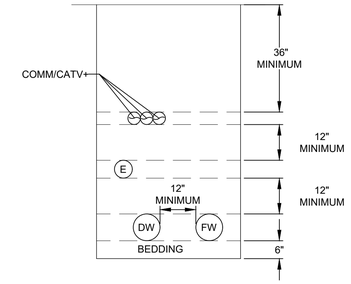


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- STORM DRAIN - PERFORATED PIPE
- W-LAT — WATER - DOMESTIC SERVICE (DS)
- F — WATER - FIRE SERVICE (FS)



PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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PRELIMINARY
UTILITY PLAN
PHASE 2

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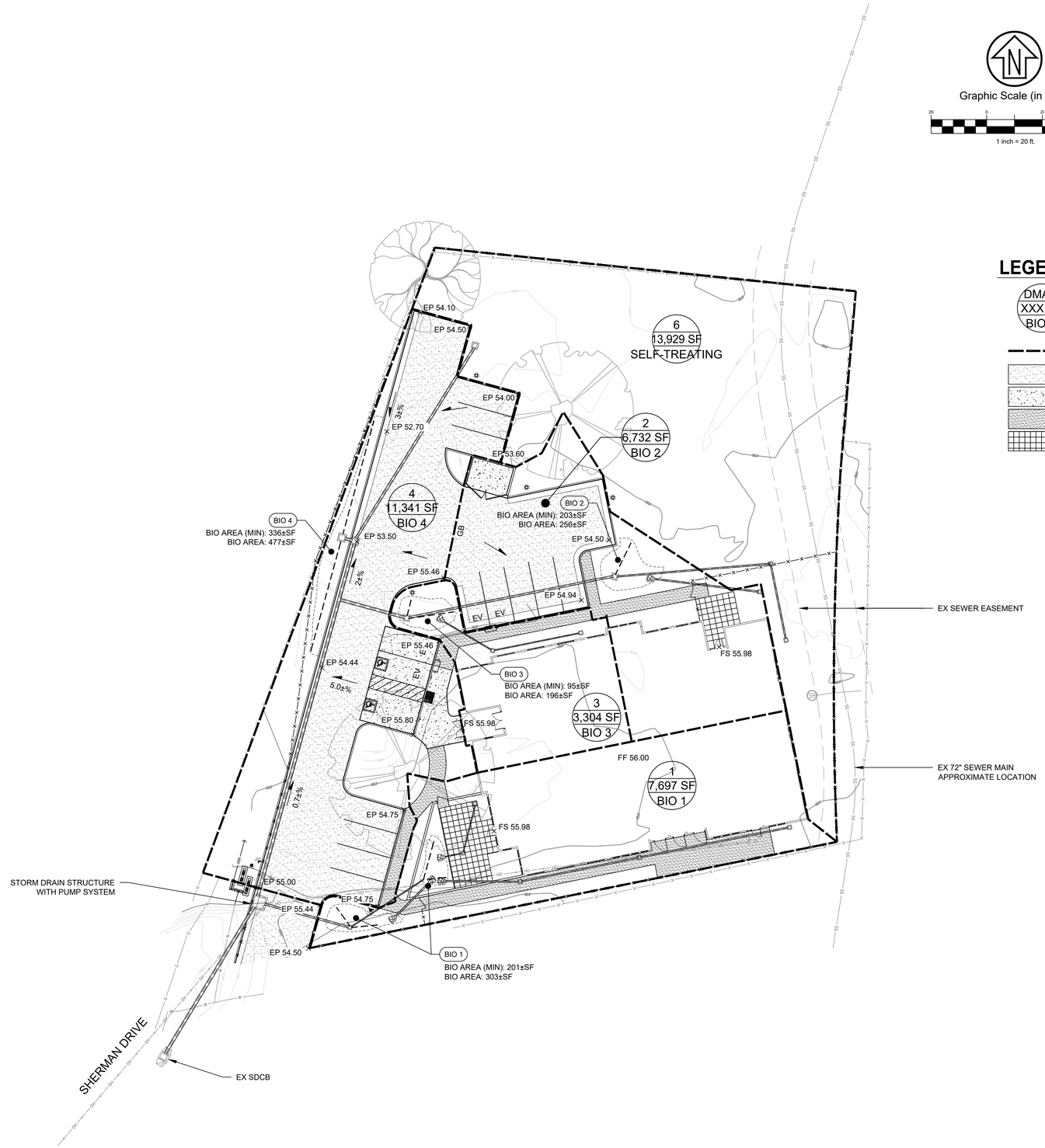
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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 1

SCALE: 1"=20'

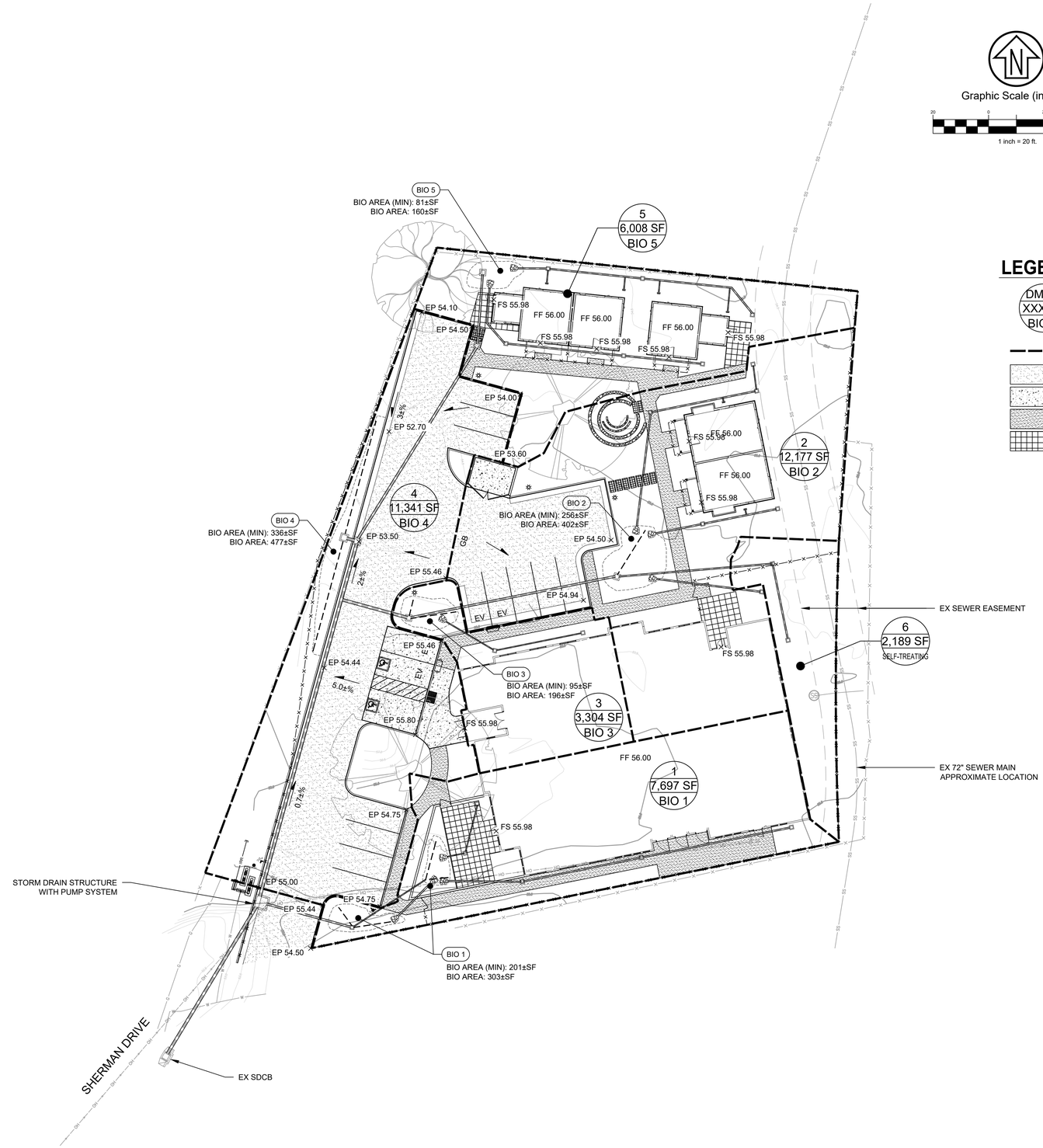
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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 2

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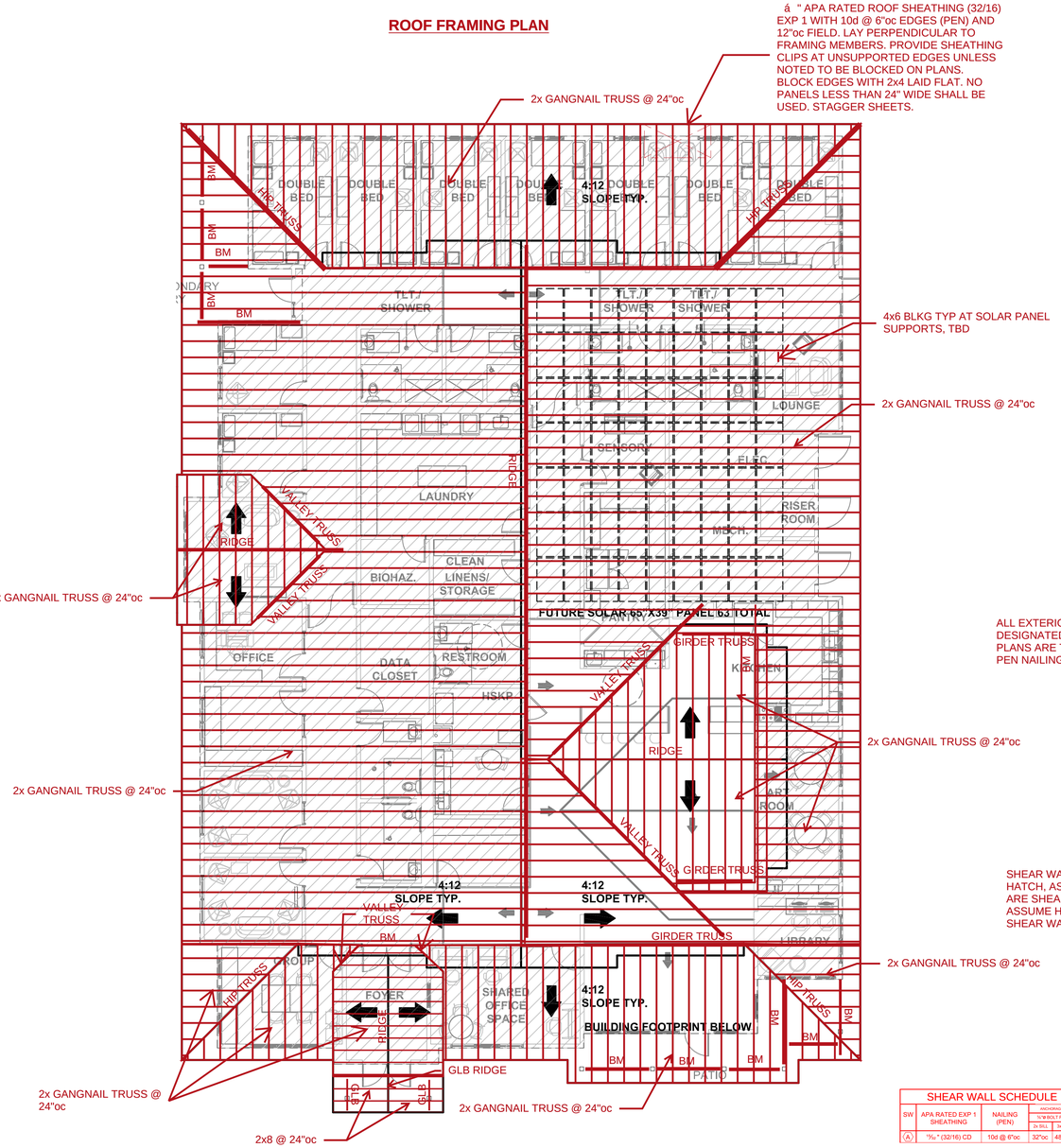
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SHERMAN RECOVERY CENTER - CONCEPTUAL STRUCTURAL PLANS (NOT FOR CONSTRUCTION)

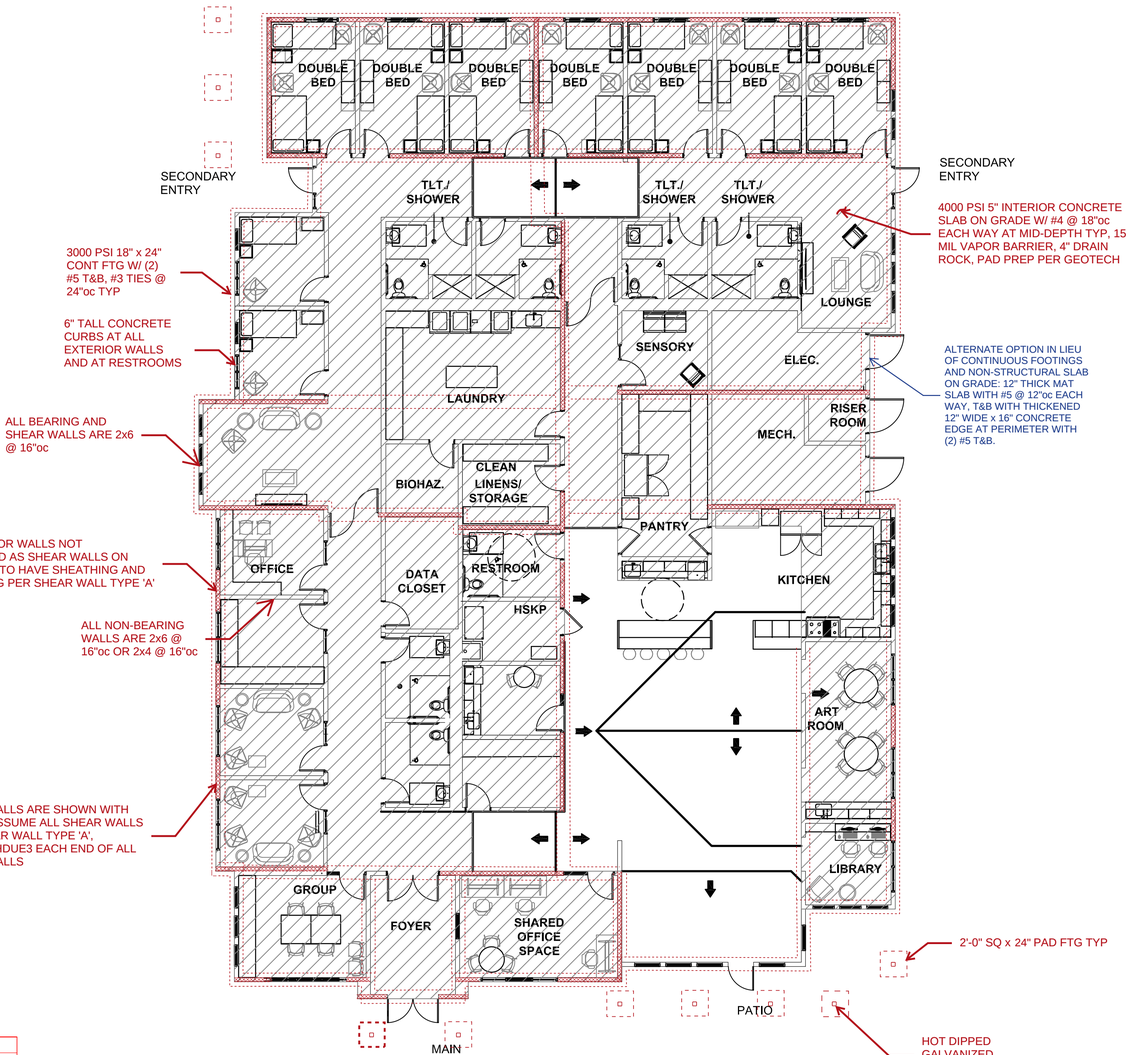
ZFA STRUCTURAL ENGINEERS
601 university ave | suite 185 | sacramento ca 95825 | 916.924.7024 | zfa.com

ROOF FRAMING PLAN



SHEAR WALL SCHEDULE				
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE 5/8"Ø BOLT FDN	
			2x SILL	3x SILL
(A)	7/16" (32/16) CD	10d @ 6"oc	32"oc	48"oc

FOUNDATION PLAN



B MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:
- F'_c = 3,000 PSI FOUNDATIONS (DESIGNED FOR 2,500 PSI)
- F'_c = 3,000 PSI INTERIOR SLAB ON GRADE

REINFORCING STEEL:
- ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):
- ANGLES, CHANNELS, AND PLATES - ASTM A36 (F_y = 36,000 PSI)
- RECTANGULAR HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
- ROUND HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
- PIPES - ASTM A53 GRADE B (F_y = 35,000 PSI)

FASTENERS:
- MACHINE BOLTS - ASTM A307 GRADE A
- ANCHOR RODS - ASTM F1554 GR 36 OR ASTM A36 UNO
- ARC-WELDING ELECTRODES - E70

WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
¾" MATERIAL	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x STUDS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
EXTERIOR FRAMING	REDWOOD - #1	775	160	$1.3x10^6$
EXTERIOR FRAMING	WESTERN CEDAR - #1	725	155	$1.0x10^6$

GLUE-LAMINATED WOOD DESIGN STRESSES:
- F_{bx} = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PRODUCTS:
- LVL (JOISTS) F_b = 2,600 PSI E = $2.0x10^6$ PSI
- LSL (BLOCKING, LEDGERS) F_b = 1,700 PSI E = $1.3x10^6$ PSI
- PSL (BEAMS, JOISTS) F_b = 2,900 PSI E = $2.2x10^6$ PSI
- PSL (POSTS) F'_c = 2,500 PSI (PARALLEL) E = $1.8x10^6$ PSI

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

A DESIGN CRITERIA

DESIGN CRITERIA: 2025 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
ROOF DEAD LOAD: 25 PSF (ASSUMED)
ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
SNOW LOAD: N/A
FUTURE SOLAR: 3 PSF
RISK CATEGORY: II
WIND DATA:
- ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 92
- WIND EXPOSURE: C
- INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
- COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD

EARTHQUAKE DATA:
- SEISMIC IMPORTANCE FACTOR: Ió: 1.0
- MAPPED SPECTRAL RESPONSE ACCELERATIONS: Sś = 2.59; Sį = 0.93
- SITE CLASS: F
- SPECTRAL RESPONSE COEFFICIENTS: SŹś = 1.54; SŹį = 1.26
- SEISMIC DESIGN CATEGORY: E
- SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS
- RESPONSE MODIFICATION FACTOR(S): R = 6.5
- DESIGN BASE SHEAR: TBD
- SEISMIC RESPONSE COEFFICIENT(S): Cś = TBD
- ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE
- MAXIMUM ANTICIPATED STORY DRIFT = 0.02 X HEIGHT
- PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, STAIRS, GLAZING, ETC.

SCOPE: NEW 1-STORY WOOD-FRAMED BUILDING.
SPECIAL STRUCTURAL REQUIREMENTS: PER MEETING WITH GEOTECHNICAL ENGINEERING FIRM ENGEO, CONVENTIONAL SHALLOW SPREAD FOOTING FOUNDATION MAY BE USED WITHOUT GROUND IMPROVEMENTS.

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SCALE:
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SPLIT SYSTEM VRF FAN COIL UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	SA CFM	RA CFM	OA CFM	ESP (IN. H20)	COOLING		HEATING TOTAL (MBH)	ELECTRICAL				OPER'G. WT.	CONNECTED TO
							TOTAL (MBH)	SENS. (MBH)		MCA	MAX. FUSE	VOLTS	PH.		
FC-1	MITSUBISHI	TPEFY-P048MH142A	1,200	960	240	0.85	48.0	37.5	54.0	4.16	15	208/230	1	160	HRU-1
FC-2	MITSUBISHI	TPEFY-P030MH142A	870	810	60	0.85	30.0	23.4	34.0	1.6	15	208/230	1	100	HRU-1
FC-3	MITSUBISHI	TPEFY-P024MH142A	600	385	40	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-4	MITSUBISHI	TPEFY-P024MH142A	580	385	30	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-5	MITSUBISHI	TPEFY-P024MH142A	540	385	90	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-6	MITSUBISHI	TPEFY-P027MH142A	720	600	120	0.85	27.0	21.1	30.0	2.4	15	208/230	1	125	HRU-1
FC-7	MITSUBISHI	TPEFY-P036MH142A	1,100	1,060	40	0.85	36.0	28.1	40.0	4.2	15	208/230	1	160	HRU-1
FC-8	MITSUBISHI	TPEFY-P027MH142A	720	660	60	0.85	27.0	21.1	30.0	2.4	15	208/230	1	125	HRU-1
FC-9	MITSUBISHI	TPEFY-P024MH142A	550	510	40	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-10	MITSUBISHI	TPMFY-P015BM140G	280	260	20	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-11	MITSUBISHI	TPMFY-P015BM140G	280	250	30	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-12	MITSUBISHI	TPMFY-P015BM140G	360	280	80	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-13	MITSUBISHI	TPKFY-P012LM140B	200	200	–	0.01	12.0	9.4	13.5	0.24	15	208/230	1	25	HRU-1
FC-13	MITSUBISHI	TPKFY-P012LM140B	200	200	–	0.01	12.0	9.4	13.5	0.24	15	208/230	1	25	HRU-1

NOTES:
1. ALL UNITS SHALL BE COMPLETE WITH CONDENSATE PUMP, 80% EFFICIENT (MERV 13) FILTER BOX ON RETURN AIR SIDE, MODEL TAR-40MAAU REMOTE CONTROLLER FOR EACH FAN COIL UNIT, TE-200A SYSTEM REMOTE CONTROLLER, BACNET MASTER, MODEL DPLS2 CONDENSATE OVERFLOW SENSOR.

HEAT RECOVERY UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	NOM. TONS	COOLING		HEATING TOTAL (MBH)	EER	IEER	ELECTRICAL				OPER'G. WT.	LOCATION
				TOTAL (MBH)	SENS. (MBH)				MCA	MAX. FUSE	VOLTS	PH.		
HRU-1	MITSUBISHI	TURY-E288ЗBN41AN	24	288.0	225.0	323.0	12.3	21.3	60/60	100/100	208/230	3	1,400	ROOF

NOTES:
1. ALL UNITS SHALL HAVE R-32 TYPE REFRIGERANT.
2. HRU-1 HAS TWO MODULES. EACH MODULE REQUIRES A SEPARATE ELECTRICAL CONNECTION.

BRANCH CONTROLLER SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	MAX. CONNECTED CAPACITY(MBH)	NUMBER OF BRANCHES	ELECTRICAL			CONNECTED TO	OPER'G. WT.	LOCATION
					MCA	VOLTS	PH.			
BC-1	MITSUBISHI	TCMB-M1016JA21N4	54.0	16	1.2	208/230	1	HRU-1	150	CEILING SPACE

NOTES:
1. PROVIDE JOINT KIT MODEL CMY-R160-J1 AND BRACH JOINTS FOR THE UNITS.

ENERGY RECOVERY VENTILATOR SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	AIR FLOW (CFM)			ELECTRICAL				OPER'G. WT.	LOCATION
			SUPPLY AIR	EXHAUST AIR	ESP (IN. H2O)	MCA	MAX. FUSE	VOLTS	PH.		
ERV-1	MITSUBISHI	TLGH-F1200RVX02A	850	1,000	0.55	10.4	15	208/230	1	260	CEILING

NOTES:
1. UNITS SHALL BE COMPLETE WITH 80% EFFICIENT (MERV 13) FILTERS AND INTERLOCK SWITCH WITH MITSUBISHI CONTROLLER.

SPLIT SYSTEM COOLING UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	NOM. TONS	CFM	ESP (IN. H20)	COOLING		ELECTRICAL					SEER	OPER'G. WT.	LOCATION	AREA SERVING
						TOTAL (MBH)	SENS. (MBH)	FAN HP	MCA	MAX. FUSE	VOLTS	PH.				
FC-A/CU-A FC-B/CU-B	MISUBISHI	TPKA-A0121LA/ TPUY-A0121KA7	1.0	412	0.10"	12.0	9.0	FR.	1/11	28	208/230	1	21.3	30/110	WALL/ROOF	IT ROOM

NOTES:
1. COMPLETE WITH REMOTE THERMOSTAT, CONDENSATE PUMP, AND FREEZE PROTECTION FOR LOW AMBIENT TEMPERATURE.
2. ALL UNITS SHALL HAVE R-32 TYPE REFRIGERANT.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	AREA SERVED	PERFORMANCE			ELECTRICAL			OPER'G. WT.	REMARKS
				CFM	ESP	RPM	VOLTS	PH.	WATTS		
EF-1	COOK	GC-188	LAUNDRY ROOM	200	0.60"	1,450	115	1	107	15	CONTROLLED BY FC-2 SUPPLY AIR FAN
EF-2	COOK	GC-168	BIO HAZARD	120	0.50"	1,160	115	1	53.8	12	RUN CONTINUOUSLY
EF-3	COOK	GC-188	ART ROOM	200	0.60"	1,450	115	1	107	15	CONTROLLED BY FC-12 SUPPLY AIR FAN

NOTES:
1. ALL EXHAUST FANS SHALL BE COMPLETE WITH A BACKDRAFT DAMPER.

MECHANICAL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	SA	SUPPLY AIR DUCT
	RA	RETURN AIR DUCT
	EA	EXHAUST AIR DUCT
	CSD	CEILING SUPPLY DIFFUSER
	CRG	CEILING RETURN GRILLE
	CEG	CEILING EXHAUST GRILLE
	EF	CEILING EXHAUST FAN
	V.D.	MANUAL VOLUME DAMPER
	–	LOW PRESSURE FLEXIBLE DUCT
OR	–	DUCT RISER, ROOF PENETRATION
T/S	–	THERMOSTAT/SENSOR
SMD		MOTORIZED DAMPER WALL SWITCH
AC 1	–	EQUIPMENT TAG / EQUIPMENT NUMBER
	–	SQUARE-TO-ROUND TRANSITION
	–	ACOUSTICALLY LINED DUCT
FD	FD	FIRE DAMPER
FSD	FSD	FIRE SMOKE DAMPER
	V.D.	MANUAL VOLUME DAMPER
M	MD	MOTORIZED DAMPER
	C.F.F.	CAP FOR FUTURE
	–	FLEXIBLE CONNECTION
	–	POINT OF CONNECTION
–	AFF	ABOVE FINISHED FLOOR
–	AP	ACCESS PANEL
–	AC	AIR CONDITIONING
–	ARCH	ARCHITECT
–	BDD	BACK DRAFT DAMPER
–	CFF	CAP FOR FUTURE CONNECTION
–	CLG	CEILING
–	CFM	CUBIC FEET PER MINUTE
–	CU	CONDENSING UNIT
–	DET.	DETAIL
–	EF	EXHAUST FAN
–	GA	GAUGE
–	GC	GENERAL CONTRACTOR
–	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
–	HP	HORSE POWER
–	MAX	MAXIMUM
–	MIN	MINIMUM
–	MCA	MINIMUM CIRCUIT AMPACITY
–	MECH.	MECHANICAL
–	OSA	OUTSIDE AIR
–	TYP.	TYPICAL
–	WT	WEIGHT
–	W/	WITH
–	W/O	WITHOUT

MECHANICAL DRAWING INDEX

MARK	SHEET TITLE
M1.0	MECHANICAL NOTES, LEGEND, INDEX, and SCHEDULES
M2.0	MECHANICAL FLOOR PLAN

GENERAL NOTES

1. HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE 2025.
2. ALL MECHANICAL EQUIPMENT SHALL BE ANCHORED OR STRAPPED TO STRUCTURE TO RESIST EARTHQUAKE MOTION.
3. DUCT TRANSVERSE JOINTS AND LONGITUDINAL SEAMS SHALL BE SEALED IN ACCORDANCE WITH CMC SECTION 603.10 AND SMACNA DUCT CONSTRUCTION STANDARDS.
4. DUCT CONSTRUCTION: DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARD FOR 2"W.G. STATIC TABLE 1-5. PERFORM A DUCT LEAKAGE TEST PER CMC SECTION 603.10.1.
5. INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDING SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
   5.1. FACTORY-MADE AIR DUCTS: SHALL BE CLASS 0 OR CLASS 1, DO NOT USE CLASS 2 DUCTS.
   5.2. DUCT LINING MATERIAL OWENS/CORNING 1" THICK AEROMAT DUCT LINER. MATERIAL SHALL HAVE A MOLD, HUMIDITY, AND CORROSION RESISTANCE SURFACE.
6. DUCTWORK, PLENUMS AND CASING CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH HVAC METAL DUCT STANDARDS MANUAL (LOW PRESSURE DUCT, 2" STATIC), LATEST EDITION AS ISSUED BY SMACNA AND SHALL CONFORM TO UNIFORM MECHANICAL CODE. MATERIAL SHALL BE GALVANIZED SHEET METAL.
7. SHEET METAL ROUND AND FLAT OVAL DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED PER SMACNA STANDARD.
8. FLEXIBLE DUCTWORK SHALL BE J.P. GENEFLEX, OR EQUAL, INSULATED FLEXIBLE DUCT RATED TO APPROXIMATELY 2" OPERATING PRESSURE FLEXIBLE DUCT SHALL COMPLY WITH UL-181 STANDARDS. USE WITH MANUFACTURER'S APPROVED BAND AND TAPE MATERIALS ONLY. MAXIMUM ALLOWABLE LENGTH SHALL NOT EXCEED 5' TO CONNECT THE DUCTWORK TO THE AIR TERMINAL DEVICES AND SHALL NOT BE USED IN LIEU OF RIGID ELBOW AND FITTING. SUPPORT FLEXIBLE DUCT AT 4 FEET INTERVALS. DUCT HANGERS SHALL BE A MINIMUM OF 1-1/2 INCH WIDE; OTHERWISE, PROVIDE SHEET METAL SADDLE TO COVER ONE-HALF OF DUCT CIRCUMFERENCE.
9. PROVIDE U.L. WALL PENETRATION ASSEMBLY FOR RATED WALLS FOR DUCTWORK PER U.L. SYSTEM NO. W-L-7042 & W-L-7040
10. COORDINATE EXACT LOCATION OF CUTTING OF FLOOR SLAB, ROOF OR WALLS WITH THE GENERAL CONTRACTOR.
11. ALL CONTROL SYSTEM WIRING, CONDUCTORS, TERMINATION FOR ALL MECH., SHALL BE PROVIDED AND INSTALLED BY MECH. CONTRACTOR. ALL LINE VOLTAGE WIRING, CONDUIT, BREAKERS, AND ROUGH-IN SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR.
12. ALL AIR SYSTEMS SHALL BE BALANCED BY A QUALIFIED MECHANICAL CONTRACTOR, USING AABC, SMACNA, OR NEBB PROCEDURES. TESTING AND BALANCING SHALL BE PER REQUIREMENTS OF CMC SECTION 5.410.4.
13. PROVIDE PERMANENT ENGRAVED PLASTIC NAME PLATE FOR ALL EQUIPMENT'S INSTALLED, INDICATING THE PLAN DESIGNATION OF THE UNIT AND THE BUILDING AREA SERVED.
14. CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO DIMENSIONS, EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. COORDINATE THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL ENGINEER.
15. ALL EXTERIOR LOUVERS SHALL HAVE CORROSION RESISTANT PROTECTIVE SCREENS HAVING NOT LESS THAN 1/4" OPENINGS AND NOT MORE THAN 1/2" OPENINGS. CLOTHES DRYER VENTS ARE EXCLUDED.
16. ALL DUCTED FAN COIL UNITS AND ROOFTOP PACKAGED UNITS SHALL HAVE A MINIMUM OF MERV 13 (80% EFFICIENT) FILTERS.

2025 CAL Green Non-Residential Mandatory Measures

TESTING & ADJUSTING OF THE HVAC SYSTEM, SEC 5.410.4: PERFORM THE FOLLOWING TEST ON AC UNITS:

1. CHECK THE SUPPLY FAN AND VERIFY THE THE PROPER ROTATION ON THE FAN.
2. SET THE MOTOR RPM TO THE FULL CAPACITY AND VERIFY THAT THE MOTOR'S AMP DRAW DOES NOT EXCEED THE SPECIFIED VALUE BY THE MANUFACTURER.
3. CHECK THE REFRIGERANT SYSTEM AND VERIFY THAT THE REFRIGERANT CHARGE IS AT THE ACCEPTABLE LEVEL BY THE MANUFACTURER'S RECOMMENDATION. RUN THE UNIT AND VERIFY THE OPERATION OF THE ECONOMIZER AND ALL OTHER COMPONENTS.
4. THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS.
5. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
6. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM.

COVERING OF DUCT OPENINGS, SEC 5.504.3:

1. AT THE TIME OF ROUGH INSTALLATION, OR DURING THE STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL.

FILTERS, SEC 5.504.5.3:

1. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13.

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE, PLEASANT HILL CA 94523

ENGINEERING NETWORK
· CONSULTING ENGINEER ·
18 JULIE HIGHLANDS CT.
LAFAYETTE, CA 94549
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MECHANICAL NOTES, LEGEND, INDEX & SCHEDULES

SCALE:

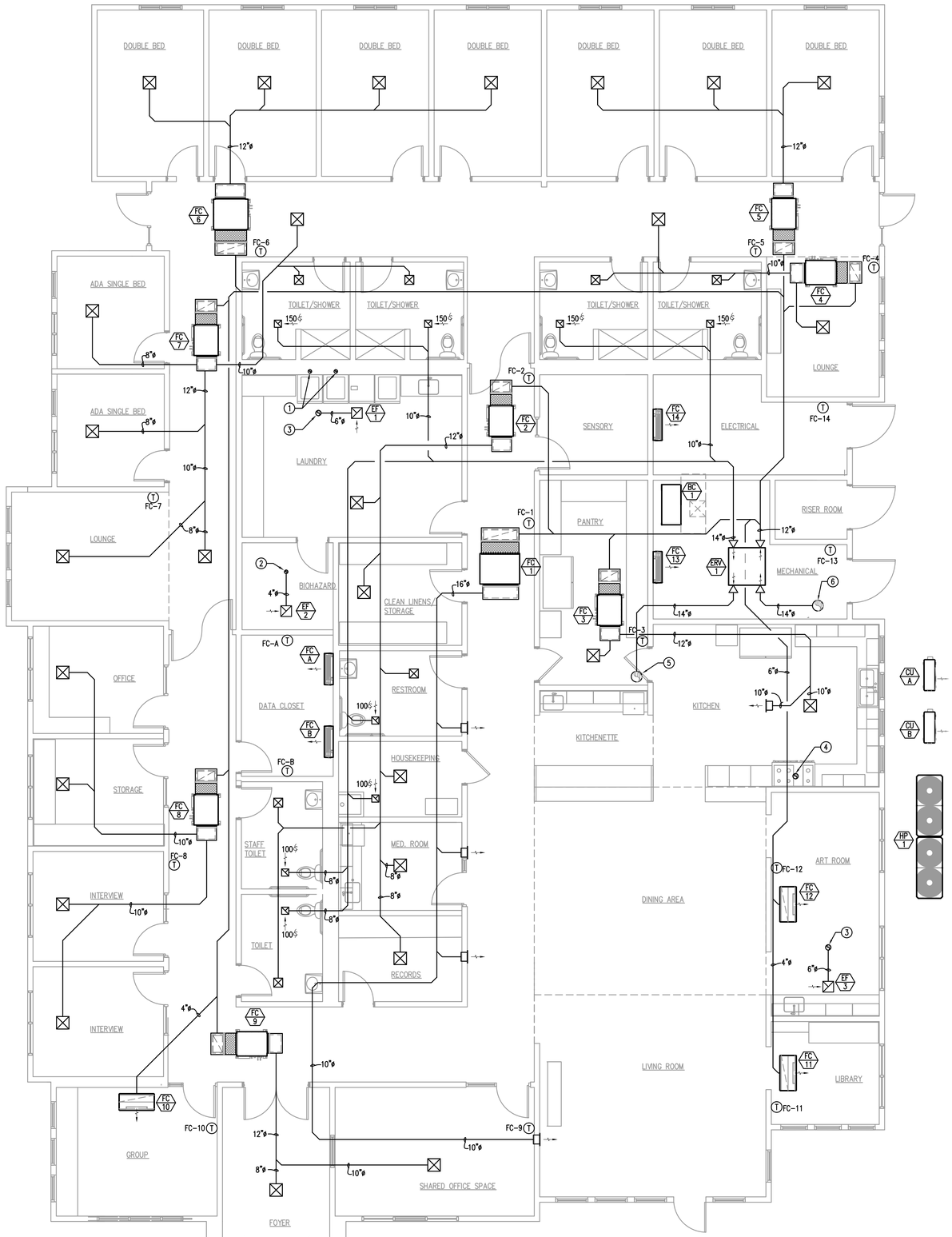
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

M1.0

SHEET OF



1 MECHANICAL FLOOR PLAN
SCALE: 3/16" = 1'-0"

SHEET NOTES:

1. 4"ø DRYER VENT UP THROUGH ROOF
2. 4"ø EXHAUST DUCT UP THROUGH ROOF
3. 6"ø EXHAUST DUCT UP THROUGH ROOF
4. 6"ø KITCHEN VENT DUCT UP THROUGH ROOF
5. 14"ø EXHAUST DUCT UP THROUGH ROOF
6. 14"ø FRESH AIR DUCT UP THROUGH ROOF

SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8'

LCA ARCHITECTS

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MECHANICAL
FLOOR PLAN

SCALE:
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

M2.0

SHEET OF

GENERAL NOTES

1. ALL PLUMBING WORK AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARD CODE, AND 2025 CALIFORNIA ENERGY COMMISSION CODE.
2. CONTRACTOR SHALL VERIFY INVERT, SIZE, LOCATION AND CONDITION OF ALL UTILITY PIPING IN THE FILED BEFORE STARTING WORK.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WILL ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ALL ARCHITECTURAL AND OTHER TRADES SHEETS. PLUMBING DRAWINGS ARE DIAGRAMMATIC AND LOCATIONS ARE SHOWN FOR CLARITY OF THE DRAWINGS.
4. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACES AND 10 FEET AWAY FROM ANY OUTSIDE AIR INTAKE OF THE HVAC SYSTEM.
5. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT IN A NON-ACCESSIBLE CAVITIES SHALL BE INSTALLED WITH A ACCESS PANEL.
6. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE CLEANOUTS WITH OTHER TRADES PRIOR TO INSTALLATION.
7. ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS THE PIPE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. INSTALL A WATER HAMMER ARRESTOR FOR THE HOT AND COLD WATER PIPING SERVING A QUICK ACTION CLOSING VALVE.
9. INSTALL SHUT OFF VALVES ON ALL HOT AND COLD WATER PIPING TO FIXTURES AND APPLIANCES. ALL EXPOSED WATER AND WASTE PIPING SHALL BE CHROME PLATED.
10. INSTALL "ACOUSTO-PLUMB" SYSTEM OF RESILIENT PLASTIC/RUBBER PIPE RESTRAINTS MANUFACTURED BY SPECIALTY PRODUCTS CO. THIS SYSTEM SHALL BE PROVIDED TO ANCHOR ALL SUPPORT POINTS HOT AND COLD WATER PIPES 1" OR LESS.
11. INSTALL STONEMAN "TRISOLATORS" COMPRISING OF 1/4" FELT BONDED TO THE INSIDE OF METAL SLEEVES TO SUPPORT HOT AND COLD WATER PIPES OF 1-1/4" OR LARGER.
12. MIN. 1/4" THICK PLUMBING FELT WRAPPED A FULL 360° AROUND PIPES, CAN BE CLAMPED WITH METAL OR PLASTIC CLAMPS. NO U-BOLTS ALLOWED. THE FELT SHALL BE WIDER THAN THE CLAMP.
13. PIPING SHALL NOT MAKE RIGID CONTACT WITH ANY PART OF THE STRUCTURE. PROVIDE MIN. 1/4" THICK FELT, TRISOLATORS OR NEOPRENE AT ALL SUPPORTS.
14. INSTALL 3-1/2" THICK FIBERGLASS INSULATION IN ALL STUD/JOIST SPACES CONTAINING WATER PIPING. PROVIDE 1-1/2" CLEAR SPACE FROM WATER SUPPLY OR WASTE PIPES TO GYPSUM CEILING OR WALLS.
15. ALL HOT WATER SUPPLY AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH RIGID FIBERGLASS PIPE INSULATION. INSULATION THICKNESS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION CODE.
16. ALL WASTE PIPING SHALL BE SLOPED MINIMUM 1/4" PER LINEAR FOOT, EXCEPT FOR PIPES OF 4" AND LARGER SHALL BE AT 1/8" PER LINEAR FOOT SLOPE.
17. ALL ACCESS PANELS FOR PLUMBING ITEMS SHALL BE STAINLESS STEEL.
18. IDENTIFICATION OF POTABLE AND NON-POTABLE WATER PIPING AND OUTLETS SHALL COMPLY WITH 2025 CPC SECTION 614.
19. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACES AND 10 FEET AWAY FROM ANY OUTSIDE AIR INTAKE OF THE HVAC SYSTEM.
20. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT IN A NON-ACCESSIBLE CAVITIES SHALL BE INSTALLED WITH A STAINLESS STEEL ACCESS PANEL.
21. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE CLEANOUTS WITH OTHER TRADES PRIOR TO INSTALLATION.
22. DISINFECT ALL POTABLE WATER PIPING SYSTEM PRIOR TO USE IN ACCORDANCE WITH CPC SECTION 609.10.

PLUMBING PIPE MATERIAL SCHEDULE

SYSTEM	SERVICE	PIPE MATERIAL
W	DIRECT WASTE	CAST-IRON PIPE WITH NO-HUB FITTINGS
		CAST-IRON PIPE WITH NO-HUB FITTINGS
W	IN-DIRECT WASTE	TYPE "L" COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS.
SD	STORM DRAIN	CAST-IRON PIPE WITH NO-HUB FITTINGS
V	VENT	CAST-IRON PIPE WITH NO-HUB FITTINGS
CW	DOMESTIC COLD WATER	TYPE "L" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.
HW/HWR	DOMESTIC HOT WATER SUPPLY & RETURN	TYPE "L" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.
CD	CONDENSATE DRAIN FOR COOLING COILS	TYPE "M" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	FIXTURE CONNECTIONS W	V	HW	CW
WC	WATER CLOSET ADA	AMERICAN STANDARD MADERNA FLOWISE MODEL 3461.001 FLOOR MOUNTED TOILET, ELONGATED BOWL WITH ELONGATED WHITE OPEN FRONT SEAT AND STAINLESS STEEL CHECK HINGE; BOLT, BOLT CAPS, AND WAX RING KIT; AND SLOAN MODEL SOLIS 8111-1.1-OR SENSOR OPERATED FLUSH VALVE WITH 1.1 GPF. INSTALL PER ADA REQUIREMENTS.	4"	2"	-	1"
LAV	LAVATORY ADA	AMERICAN STANDARD LUCERNE WALL HUNG LAVATORY MODEL 0355.012, WHITE, WITH CHICAGO MODEL 116.201.AB.1 BATTERY POWERED ELECTRONIC FAUCET WITH MODEL E2805-5AB NON-AERATING SPRAY AT 0.5 GPM FLOW RATE, MODEL 240.627.21.1 COVER PLATE, SYMMON MAXLINE MODEL 7-225-CK-MS-BTX THERMOSTATIC MIXING VALVE WITH STAINLESS STEEL RECESSED WALL CABINET & CHECK STOPS, McGUIRE MODEL 155A 1-1/4" OUTLET OPEN GRID P.O.PLUG, McGUIRE MODEL PW8090NCO 1-1/4" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES, AND ZURN MODEL Z-1231 ADJUSTABLE CONCEALED ARM CARRIER WITH SLEEVE FOR WASTE. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
SHR	SHOWER	BEST BATH MODEL P26333A75FTT.V3 ACCESSIBLE SINGLE PIECE ROLL-IN SHOWER COMPLETE WITH TRENCH DRAIN AND STAINLESS STEEL GRATE. SYMMONS MODEL C-96-300-B30-V-X-1.5-VP NARU SHOWER SYSTEM. PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE, INTEGRAL LEVER STOPS, 1.5 GPM HAND-HELD SHOWER; IN-LINE VACUUM BREAKER; 60" LONG HOSE; 30" SLIDE BAR. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
SK	SINK ADA	ELKAY MODEL LUSTERTONE MODEL LRAD221955 SINGLE BOWL #18 GAUGE TYPE 304 STAINLESS STEEL OVER-MOUNT SINK, 22"x19"x5-1/2" BOWL SIZE, , CHICAGO MODEL 786-E36VPABCP DECK MOUNTED GOOSENECK FAUCET WITH BLADE HANDLES AND 1.5 GPM FLOW RATE. PROVIDE MCGUIRE MODEL 152 1-1/2" WIDE TOP SINK STRAINER, MCGUIRE MODEL PW8090NCO 1-1/2" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
LS	LAUNDRY ROOM ADA	AMERICAN STANDARD COLONY STAINLESS STEEL SINGLE BOWL SINK MODEL 22SB.8252283S.075, 3 HOLES, OVERMOUNT, WITH DELTA MODEL 2131LF DECK MOUNTED FAUCET WITH HOSE THREAD, 1.8 GPM FLOW RATE. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
KS	KITCHEN SINK ADA	ELKAY MODEL LUSTERTONE MODEL LRAD331955 DOUBLE BOWL #18 GAUGE TYPE 304 STAINLESS STEEL OVER-MOUNT SINK, 33"x19"x5-1/2" BOWL SIZE, , CHICAGO MODEL 2304-ABCP DECK MOUNTED GOOSENECK FAUCET WITH BLADE HANDLES AND MODEL E36JKABCP LAMINAR FLOW INSERT FOR 1.5 GPM FLOW RATE. PROVIDE MCGUIRE MODEL 151 1-1/2" OUTLET BRASS BASKET STRAINER, MCGUIRE MODEL PW8090NCO 1-1/2" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
GD	GARBAGE DISPOSER	IN-SINK-ERATOR "BADGER 5" WASTE DISPOSER, 1/2 H.P.	-	-	2"	-
MS	MOP SINK	FLORESTONE MODEL MSR-2424 FLOOR MOUNTED JANITOR SINK, WITH CHICAGO MODEL 445-PVB-CP FAUCET WITH INTEGRAL BACKFLOW PROTECTION WITH 1.5 GPM FLOW RATE. CECO MODEL B71-3" DIAMETER DRAIN WITH FLAT CHROME STRAINER, CECO MODEL B-872 COATED WIRE RIM GUARD,A AND HOSE.	3"	1-1/2"	1/2"	1/2"
WB-1	ICE MAKER BOX	IPS MODEL #88531 METAL ICE MAKER WALL BOX, WITH A QUARTER TURN VALVE, AND WATER HAMMER ARRESTER.	-	-	1/2"	-
WB-2	WASHING MACHINE	LSP MODEL OB-2111 WASHING MACHINE WALL BOX WITH SHUT OFF VALVES AND WATER HAMMER ARRESTORS.	-	-	1/2"	1/2"
WHA	WATER HAMMER ARRESTOR	ZURN MODEL Z-1700 WATER HAMMER ARRESTOR, WITH A 12"x12" WALL MOUNTED ACCESS PANEL	-	-	-	VARIES
TMV-1	TEMPERATURE MIXING VALVE	SYMMONS TEMP CONTROL MODEL 7-1000 TEMPERATURE MIXING VALVE WITH 1-1/2" INLET AND 2" OUTLET.	-	-	1-1/2"	1-1/2"
TP	TRAP PRIMER	PRECISION PRODUCTS MODEL P1-500 OR P2-500.	-	-	-	1/2"
FD	FLOOR DRAIN	ZURN MODEL ZN-415-BZ1-P, CAST IRON BODY, COMPLETE WITH ROUND NICKEL-BRONZE TOP, CLAMPING COLLAR, 1/2" TRAP PRIMER CONNECTION AND P-TRAP.	2"	1-1/2"	-	1/2"
FS	FLOOR SINK	ZURN MODEL FD-2370-DS-H-Y PVC FLOOR SINK 12"x12", 2" OUTLET, DOME STRAINER, AND 1/2 GRATE.	2"	1-1/2"	-	-
WCO	WALL CLEAN OUT	J.R. SMITH MODEL #4472, MATCH SIZE TO SIZE OF WASTE PIPE, MAX. 4", STAINLESS STEEL COVER. COVER TO BE LOCATED ON FIXTURE SIDE OF WALL.	3"-4"	-	-	-
FCO	FLOOR CLEAN-OUT	J.R. SMITH MODEL #4031L, MATCH SIZE TO SIZE OF WASTE PIPE, NICKEL BRONZE TOP, SPEEDI-SET OUTLET, SET TOP FLUSH WITH FINISH FLOOR.	3"-4"	-	-	-

NOTES:
1. FURNISH AND INSTALL BRASSCRAFT STR-1715A OR STCR-1915 STOPS AND 17 GAUGE CHROME PLATED TUBE TRAP AT ALL LAVATORIES AND SINKS.
2. STAINLESS STEEL SINKS SHALL HAVE SATIN FINISH AND UNDERSIDE FULLY UNDERCOATED.
3. PROVIDE TRUEBRO LAVATORY SHIELD AT HOT WATER AND WASTE PIPE FOR ALL ADA LAVATORY & SINKS.
4. INSTALL ALL FIXTURES PER CAL GREEN REQUIREMENTS.

CENTRAL HEAT PUMP WATER HEATER SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	TYPE	SERVICE LOCATION	REFRIGERANT TYPE	TEMP. RISE	HEATING (BTU)	VOLT	PHASE	MCA	MAX. FUSE	OPER'G. WT.
WH-1	LOCHINVAR	AHP140	HEAT PUMP	OUTDOOR GROUND	R513A	90	135,897	460	3	43.75	45	800
ST-1	LOCHINVAR	HP250G	STORAGE TANK	STORAGE ROOM	-	-	-	-	-	-	-	4,120

NOTES:
1. LOCHINVAR TO PROVIDE A STEP DOWN TRANSFORMER 460 VOLT TO 230 VOLT, IF NECESSARY.
2. PROVIDE A RE-CIRCULATING PUMP FOR THE HOT WATER RETURN SYSTEM, B&G MODEL NBF-36 WITH 5 GPM CAPACITY AT 25' OF HEAD. 115 VOLT, 1 PHASE, 270 WATTS.
3. WATER HEATER SHALL BE SET TO 140 DEGREE FAHRENHEIT WITH A MIXING VALVE "ETV PLATINUM", COMPLETE WITH CONTROL MODULE AND STAINLESS STEEL VALVE AND SET THE HOT WATER SUPPLY TEMPERATURE TO 120 DEGREE FAHRENHEIT.

PLUMBING DRAWING INDEX

MARK	SHEET TITLE
P1.0	PLUMBING NOTES, LEGEND, INDEX, and SCHEDULES
P2.0	PLUMBING FLOOR PLAN – WASTE & VENT
P2.1	PLUMBING FLOOR PLAN – WATER PIPING

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	SD	STORM DRAIN PIPING
	W	WASTE/SANITARY PIPING
	V	SANITARY VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWR	HOT WATER RETURN PIPING
TW	TW	TEMPERED WATER
G	G	NATURAL GAS PIPING
CD	CD	CONDENSATE DRAINAGE PIPING
	G.V.	GATE VALVE
	B.V.	BALL VALVE
	CH. V.	CHECK VALVE
	G.C.	GAS COCK
		UNION
	POC	POINT OF CONNECTION
	FS	FLOOR SINK
	FD	FLOOR DRAIN
	WCO	WALL CLEAN-OUT
	FCO	FLOOR CLEAN-OUT
	GCO	GROUND CLEAN-OUT
	HB	HOSE BIBB
	AFF	ABOVE FINISHED FLOOR
	ARCH	ARCHITECT
	AP	ACCESS PANEL
	BFF	BELOW FINISHED FLOOR
	CFF	CAP FOR FUTURE CONNECTION
	CI	CAST IRON
	CFH	CUBIC FEET PER HOUR
	CLG	CEILING
	CTG	CLEAN OUT TO GRADE
	CTE	CONNECT TO EXISTING
	DIA	DIAMETER
	DN	DOWN
	DWGS	DRAWINGS
	(E)	EXISTING
	ELEV	ELEVATION
	FLR	FLOOR
	FPM	FEET PER MINUTE
	FV	FLUSH VALVE
	FU	FIXTURE UNIT
	GA	GAUGE
	GPM	GALLON PER MINUTE
	HB	HOSE BIBB
	HP	HORSE POWER
	ID	INSIDE DIAMETER
	IE	INVERT ELEVATION
	IJS	INSIDE JOIST SPACE
	INV	INVERT
	MAX	MAXIMUM
	MBH	1,000 BTU/HR
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MIN	MINIMUM
	(N)	NEW
	POC	POINT OF CONNECTION
	PSI	PRESSURE PER SQUARE INCH
	PRV	PRESSURE REDUCING VALVE
	VTR	VENT TO ROOF
	VR	VENT RISER
	UL	UNDERWRITERS' LABORATORIES
	WHA	WATER HAMMER ARRESTOR
	WT	WEIGHT
	W/	WITH
	W/O	WITHOUT

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ENGINEERING NETWORK
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PLUMBING
NOTES, LEGEND,
INDEX & SCHEDULES

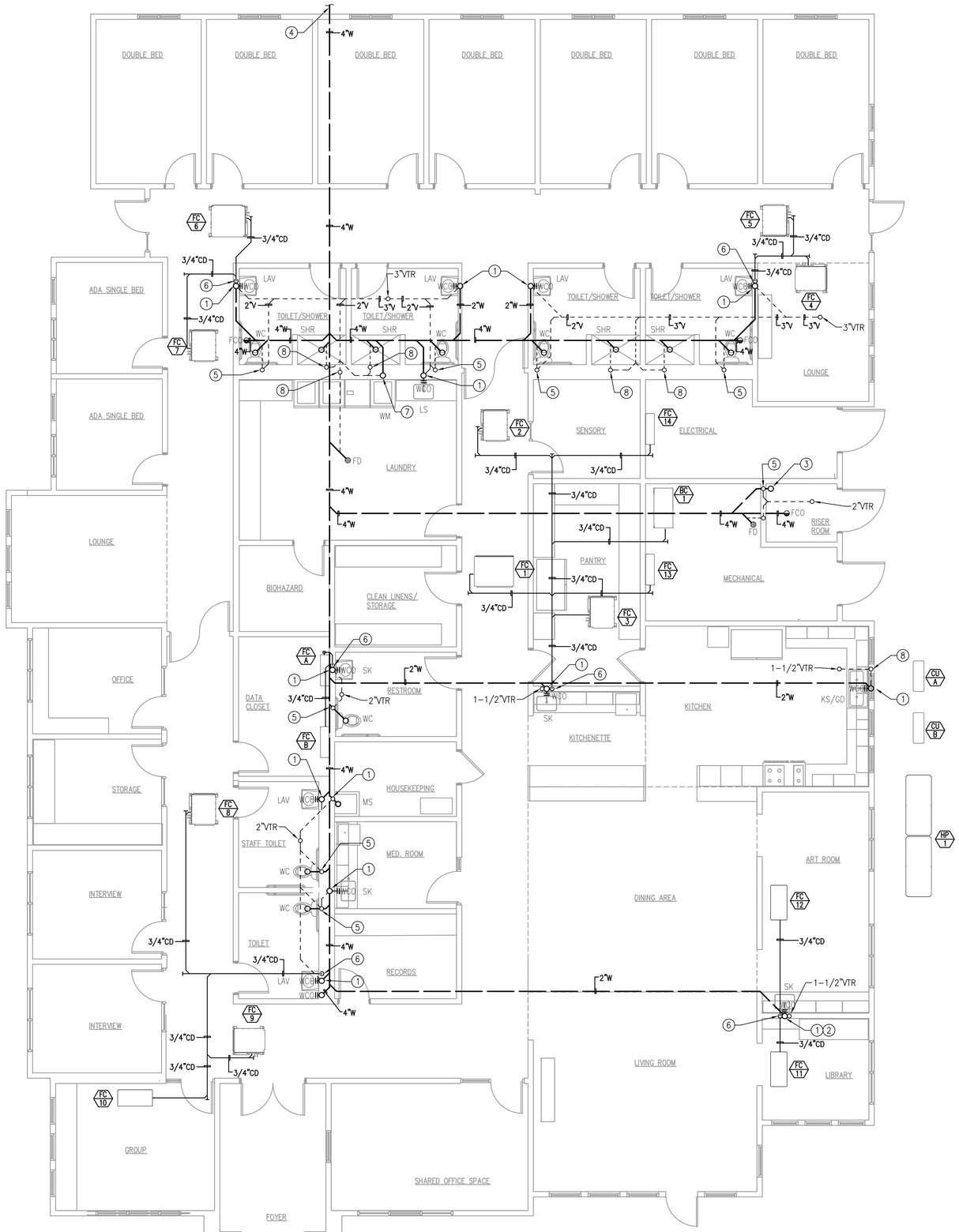
SCALE:
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

P1.0

SHEET OF



1 PLUMBING FLOOR PLAN - WASTE & VENT

SCALE: 3/16" = 1'-0"

NORTH

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

SHEET NOTES:

1. 2" WASTE DOWN, 1-1/2" VENT UP TO THE CEILING SPACE
2. PROVIDE A PLASTER TRAP "GLECO MODEL GT-64" OR APPROVED EQUAL FOR THE SINK.
3. PROVIDE A 6" ROUND FUNNEL FOR THE FIRE SPRINKLER TEST DRAIN PIPE.
4. CONNECT TO SITE WASTE PIPE. VERIFY THE INVERT ELEVATION AND EXACT LOCATION OF THE EXISTING SEWER PIPE.
5. 2" VENT PIPE UP TO THE CEILING SPACE.
6. EXTEND THE CONDENSATE DRAIN PIPE DOWN INSIDE THE WALL AND CONNECT TO THE TAILPIECE OF THE WASTE PIPE.
7. PROVIDE A STAND-PIPE DRAIN FOR THE WASHING MACHINE.
8. 1-1/2" VENT PIPE UP TO THE CEILING SPACE.

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PLUMBING
FLOOR PLAN -
WASTE & VENT

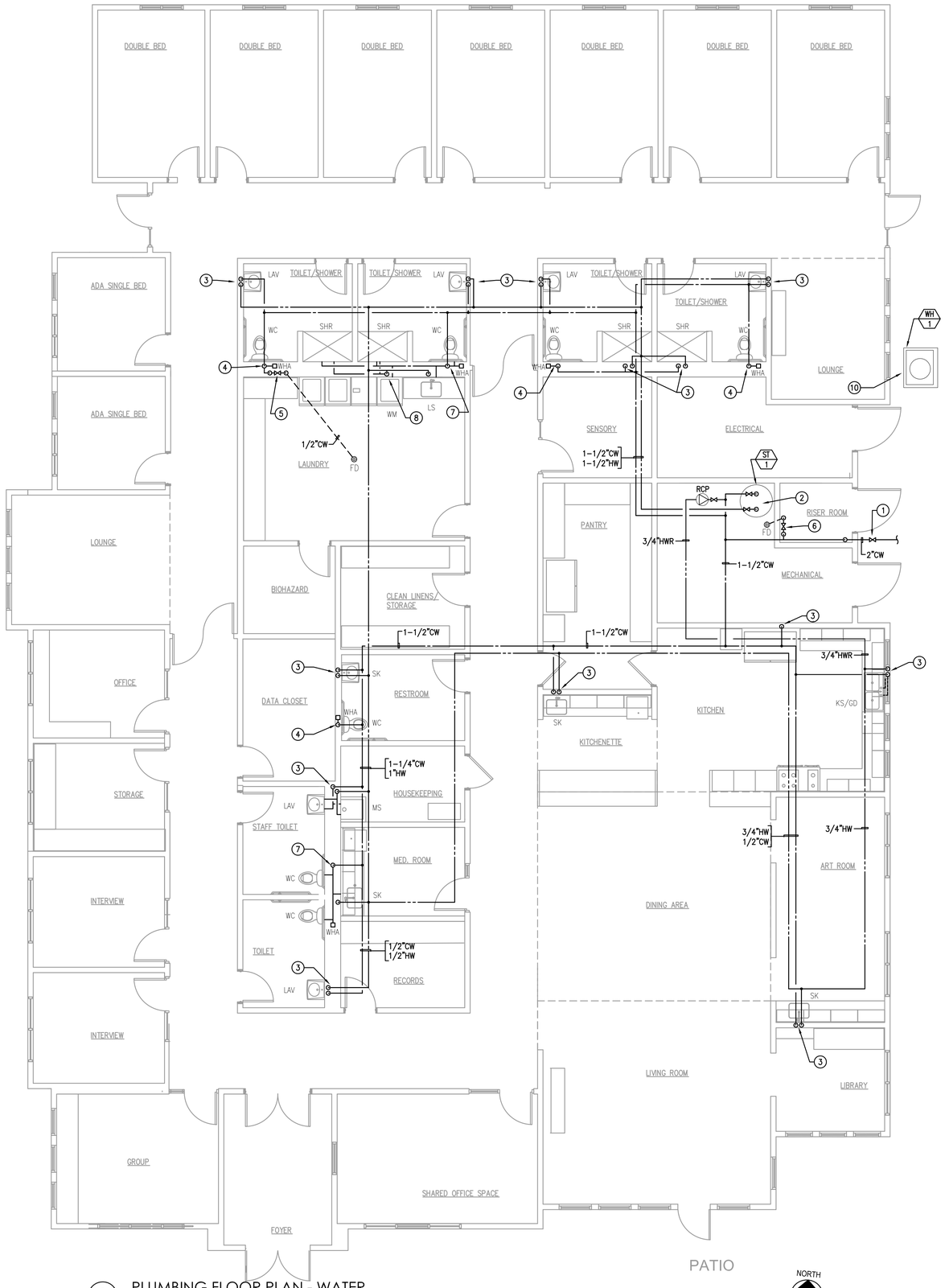
SCALE:
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REVISIONS:
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PROJECT NO.

P2.0

SHEET OF



1 PLUMBING FLOOR PLAN - WATER

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

SHEET NOTES:

1. INSTALL A SHUT OFF VALVE INSIDE A CONCRETE BOX AND CONNECT TO THE SITE PIPE. EXTEND 2"CW PIPE INSIDE THE WALL CAVITY UP TO THE CEILING SPACE.
2. INSTALL A TEMPERATURE MIXING VALVE FOR THE HOT WATER PIPE AND SET THE DISCHARGE TEMPERATURE TO 120 DEGREES FAHRENHEIT. CONNECT HOT AND COLD WATER PIPES WITH A SHUT OFF VALVE TO THE STORAGE TANK.
3. EXTEND 1/2"CW & 1/2"HW PIPES DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE.
4. EXTEND 1"CW PIPE DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE. INSTALL A WATER HAMMER ARRESTOR AND STAINLESS STEEL ACCESS DOOR.
5. INSTALL A TRAP PRIMER VALVE AND STAINLESS STEEL ACCESS DOOR AT +/-12" A.F.F. AND EXTEND 1/2"CW PIPE TO THE FLOOR DRAIN.
6. INSTALL A TRAP PRIMER VALVE ON THE WALL AND EXTEND 1/2"CW PIPE TO THE FLOOR DRAIN AND 1/2"CW PIPE TO THE P-TRAP OF THE FUNNEL DRAIN.
7. EXTEND 1-1/4"CW PIPE DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE. INSTALL A WATER HAMMER ARRESTOR AND STAINLESS STEEL ACCESS DOOR.
8. INSTALL A WALL BOX (WB-2) FOR THE WASHING MACHINE WITH WATER HAMMER ARRESTORS.
9. EXTEND 1/2"CW PIPE DOWN INSIDE THE WALL CAVITY AND INSTALL A WALL BOX (WB-1) WITH A WATER HAMMER ARRESTOR FOR THE REFRIGERATOR WATER LINE.
10. INSTALL WATER HEATER ON A 6" TALL CONCRETE PAD. CONNECT WATER PIPES BETWEEN WH-1 AND ST-1.

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PLUMBING
FLOOR PLAN -
WATER

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P2.1

SHEET OF

ABBREVIATIONS

A	AMPERE
AIC	AMPERE INTERRUPTING CAPACITY
AC	AIR CONDITIONER
AFCI	ARC FAULT CIRCUIT INTERCEPTER
AFF	ABOVE FINISHING FLOOR
AL	ALUMINUM
ANN	ANNUNCIATOR
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO/VISUAL
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BLDG	BUILDING
C	CONDUIT
C.O.	CONDUIT ONLY
CAB'T	CABINET
CATV	CABLE ANTENNA TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CA	CAP OFF
CB	CIRCUIT BREAKER
CEC	CALIFORNIA ELECTRIC CODE
CL	CENTERLINE
CLG	CEILING
CKT	CIRCUIT
CU	COPPER
CT	CURRENT TRANSFORMER
D.F.	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIST.	DISTRIBUTION
DW	DISH WASHER
DWG	DRAWING
DN	DOWN
(E)	EXISTING TO REMAIN
EA	EACH
E.C.	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
EOL	END OF LINE
EPG	EMERGENCY POWER GENERATOR
EWH	ELECTRIC WATER HEATER
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAT	FIRE ALARM TERMINAL
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMP
FLR	FLOOR
FMC	FLEXIBLE METALLIC CONDUIT
FSD	FIRE SMOKE DAMPER
G	GROUNDING CONDUCTOR
GB	GROUND BUS
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERUPTOR
GND	GROUND
GRC	GALVANIZED RIGID CONDIT
GRAP	GENERATOR REMOTE ANNUN PANEL
H	HEIGHT
HACR	HEATING AIR CONDITIONS, REFRIG.
HID	HIGH INTENSITY DISCHARGE
HO	HIGH OUTPUT
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
IMC	INTERMEDIATE METAL CONDUIT
J–BOX	JUNCTION BOX
K	THOUSAND
KVA	KILO VOLT AMPS
KW	KILO WATTS
LCP	LIGHTING CONTROL PANEL
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MTB	MAIN COMMUNICATION TERM. BOARD
MCTVB	MAIN CABLE TV TERMINAL BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MOCP	MAX. OVER CURRENT PROTECTION
MSB	MAIN SWITCHBOARD
MT.	MOUNT
MTTB	MAIN TEL. TERMINAL BOARD
MTTC	MAIN TEL. TERM CABINET
MW	MICROWAVE
(N)	NEW
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO	NORMALLY OPEN
NEMA	NATIONAL MANUFAC'S ASSOC.
NIEC	NOT IN ELECTRICAL CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVLD	OVERLOAD
P	POLE
PB	PULL BOX
PC	PHOTOCELL
PH	PHASE
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHOLRIDE
(R)	REMOVE
RCPT	RECEPTACLE
REF	REFRIGERATOR
REQ'T	REQUIREMENT
REQ'D	REQUIRED
REC'D	RECESSED
RLA	RATED LOAD AMP
RM	ROOM
RMC	RIGID METAL CONDUIT
(R)	REMOVE EXISTING
(RP)	REMOVE & REPLACE
(RR)	REMOVE AND RELOCATE
SC	SIGNAL CABINET
SAD	SEE ARCHITECTURAL DWG
SCC	SHORT CIRCUIT CURRENT
SHT	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
SURF	SURFACE
SW	SWITCH
TC	TIME CLOCK
TEL	TELEPHONE
TELCO	TELEPHONE COMPANY
TP	TAMPER PROOF
TS	TIME SWITCH
TSP	TWISTED SHEILDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDER GROUND
UGPS	UNDER GROUND PULL SECTION
UL	UNDER WRITERS LABRATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT AMP
VFD	VARIABLE FREQUENCY DRIVE
VR	VANDEL RESISTANT
VM	VENDING MACHINE
W	WATT
WAP	WIRE ACCESS POINT
WG	WIRE GUARD
WP	WEATHER PROOF
XFMR	TRANSFORMER
1ø	SINGLE PHASE
3ø	THREE PHASE
3W	THREE WIRE
4W	FOUR WIRE

LIGHTING

RECESS	SURFACE PENDANT	WALL	GRADE	
				2'x4' RECESSED LED LIGHT FIXTURE
				2'x4' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x4' SURFACE LED LIGHT FIXTURE
				2'x4' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x2' RECESSED LED LIGHT FIXTURE
				2'x2' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x2' SURFACE LED LIGHT FIXTURE
				2'x2' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' RECESSED LED LIGHT FIXTURE
				1'x4' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' SURFACE LED LIGHT FIXTURE
				1'x4' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' SURFACE LED STRIP OR LENSED UTILITY LIGHT
				1'x4' SURFACE LED. STRIP OR LENSED UTILITY LIGHT ON EMERG. CIRCUIT OR BATT. PACK
				1'x4' PENDANT LINEAR LED
				1'x4' SURFACE LED WALL MOUNTED
				RECESSED LED DOWNLIGHT FIXTURE
				SURFACE LED DOWNLIGHT FIXTURE
				RECESSED LED DIRECTIONAL
				SURFACE FIXTURE WALL MOUNTED
				SURFACE FIXTURE WALL MOUNTED ON EMERGENCY CICUIT OR BATTERY PACK
				PENDANT CHANDELIER
				TRACK LIGHT LENGTH & NO. OF LAMPS PER PLAN
				EMERGENCY LIGHT FIXTURE W/ BATTERY PACK, DOUBLE HEAD ADJUSTABLE LAMPS
				WALL PACK
				POLE LIGHT
				POST LIGHT DECORATIVE
				BOLLARD
				EXIT SIGN. WALL/CEILING MOUNTED ARROW AS REQUIRED

SWITCHING

CEILING	WALL	
	S	SINGLE POLE WALL SWITCH FLUSH MOUNTED +46" O.C.
	S_{ab}	(2) SINGLE POLE WALL SWITCHES "ab" DESIGNATES CONTROL +46" O.C.
	S_3	3–WAY WALL SWITCH FLUSH MOUNTED +46" O.C.
	S_D^0	DIMMER WALL SWITCH. 0–10V DIMMING FLUSH MOUNTED +46" O.C.
	S^K	KEYED WALL SWITCH FLUSH MOUNTED +46" O.C.
	S^T	SINGLE POLE SWITCH ON 60 MINUITE MANUAL TIMER 46" O.C. BROAN 59W
	S^M	MOMENTARY SINGLE POLE DOUBLE THROW FLUSH WALL MOUNTED +46" O.C.
OS	OS	OCCUPANCY SENSOR WALL MOUNTED +46" O.C. WITH DIMMING,. MANUAL ON, AUTO OFF
	SC	SCREEN CONTROLLER WITH ON/OFF SWITCH
PS		PUSH BUTTON STATION +42" AFF
PLC		PHOTO SENSOR
RC		PLUG LOAD CONTROLLER
PP		ROOM CONTROLLER NO. OF RELAYS AS NOTED
		POWER PACK

COMMUNICATION

CEILING	FLOOR	WALL	
			TELEPHONE OUTLET (1) RJ 45 WALL MTD +18" O.C. 3/4"C. TO ABOVE ACCESSIBLE CLG. (1) CAT 6A TO "IT RACK" SUBSCRIPT "W" INDICTES MTD AT 5' AFF
			DATA OUTLET (1) RJ 45 WALL MTD +18" O.C. 3/4"C. TO ABOVE ACC'ABLE CLG. (1) CAT 6A TO "IT RACK"
			TEL/DATA COMBINATION OUTLET WALL MOUNTED +18" O.C. 1"C. TO ABOVE ACCESSIBLE CLG. (2) CAT6A TO "IT RACK"
TV		TV	TELEVISION OUTLET. WALL MTD +60"O.C. UON 3/4" C. ABOVE ACCESSIBLE CLG. RG6 TO "MTT"
			BELL PUSH BUTTON AND OUTLET. WALL MOUNTED +48" O.C.
B		B	BELL AND OUTLET. "C.O. ABOVE ACCESS.CLG
S		S	PUBLIC ADDRESS/PAGING SPEAKER SYSTEM 1/2"C. ABOVE ACCESSIBLE CLG. WITH WIRING
		CR	CARD READER
KP		KP	CARD ACCESS SYSTEM KEY PAD.
DS		DS	CARD ACCESS SYSTEM DOOR STRIKE CONTACT.
T		T	TIMER SWITCH FOR OUTDOOR SPEAKER
VC		VC	VOLUME CONTROL FOR SPEAKER
			CLOCK
		CS	CLOCK SPEAKER COMBINATION
			SECURITY SYSTEM CAMERA OUTLET

FIRE ALARM

CEILING	WALL	
S	S	SMOKE DETECTOR. 120V HARD WIRED, BATTERY BACK UP & AUDIO SIGNAL.
MM	MM	MONITOR MODULE
CM	CM	CONTROL MODULE.
	FACP	FIRE ALARM CONTROL PANEL
	FS	SPRINKLER SYSTEM FLOW SWITCH
	TS	SPRINKLER SYSTEM TAMPER SWITCH SUPERVISORY
	B	SPRINKLER SYSTEM BELL 120 VOLT
	PIV	POST INDICATOR VALVE
		END OF LINE RESISTOR
		STROBE LIGHT.
S		STANDALONE SMOKE DETECTOR, 120V
C		STANDALONE CARBON MONOXIDE DETECTOR, 120V
	FSD	FIRE SMOKE DAMPER
	F	FIRE ALARM PULL STATION +48"AFF
	F	FIRE ALARM HORN
		FIRE ALARM STROBE LIGHT
		FIRE ALARM HORN/STROBE COMBINATION
	DH	DOOR HOLDER

ELECTRICAL IDENTIFICATION TAGS

AC 1	MECHANICAL EQUIPMENT IDENTIFICATION TAG SEE SCHEDULE
A	LIGHTING FIXTURE IDENTIFICATION TAG SEE SCHEDULE
1 E2.1	DETAIL REFERENCE TAG
6	EQUIPMENT IDENTIFICATION TAG SEE SCHEDULE
1	SHEET NOTE NO. 1
G1.	GENERAL NOTE NO. 1
1	DRAWING DETAIL NO. 1
600	SINGLE LINE DIAGRAM FEEDER TAG SEE SCHEDULE
1	REVISION NO. 1

RACEWAYS + WIRING

FLOOR	WALL	EXISTING DEMOLITION	CONNECTION STUB	
				CONCEALED CONDUIT CONTINUOUS HOME RUN. HASH MARKS INDICATE #12 WIRES IN ADDITION TO GROUND WIRE, UON. NO HASHES INDICATE 2#12 WIRES IN ADDITION TO GROUND WIRE. (THWN OR THHN COPPER)
				CONCEALED CONDUIT BELOW GRADE/FLR
				EXISTING RACEWAY AND CONDUCTORS
				VERTICAL CONDUIT RUN
				CONDUIT STUB–OUT AND CAP
				EQUIPMENT CONNECTION
				FLEXIBLE CONDUIT CONNECTION
				CONDUIT REMOVAL (CLG/WALL) OR ABANDON(FLOOR)
				RACEWAY CONTINUATION
				GROUND WIRE
				CONDUIT SLEEVE WITH INSULATED BUSING
				FLEXIBLE METALLIC CONDUIT W.P.
				SURFACE RACEWAY NO. OF OUTLET AS INDICATED ON PLANS

POWER RECEPTACLES

WALL	BACKSPLASH	FLOOR	CEILING	
				DUPLEX RECEPTACLE 125V, 20A; NEMA 5–20R, FLUSH WALL MTD +18"O.C. UON. SUBSCRIPT "WP" INDICATES WEATHER PROOF TYPE.
				DUPLEX RECEPTACLE ABOVE BACKSPLASH VERIFY EXACT MOUNTING LOCATION, HEIGHT & ORIENTATION WITH ARCHITECT
				DUPLEX RECEPTACLE 125V, 20A GFCI TYPE +18" A.F.F. UON.
				DUPLEX RECEPTACLE ABOVE COUNTER,GFCI
				DUPLEX RECEPTACLE 120V, 20A, +18"AFF UON HALF SWITCHED
				DUPLEX RECEPTACLE HALF CONTROLLED
				DUPLEX RECEPTACLE 125V, 20A FLUSH IN FLOOR BOX
				FOURPLEX RECEPTACLE FLUSH WALL MOUNTED +18" A.F.F. U.O.N
				FOURPLEX RECEPTACLE HALF CONTROLLED
				SPECIAL PURPOSE RECEPTACLE. VERIFY RATING WITH OWNER OR EQUIP. MANUFAC.
			J	JUNCTION BOX IN WALL OR CEILING SIZE PER CODE

GENERAL ELECTRICAL SYMBOLS

RECESS	SURFACE	
	M	MOTOR OUTLET AND CONNECTION
		MANUAL DISCONNECT SWITCH. HP RATED WITH OVERLOAD.
		FUSED DISCONNECT SWITCH
	F	FUSED DISCONNECT SWITCH
		PHASE
		MAGNETIC MOTOR STARTER
		COMBINATION MOTOR STARTER AND DISCONNECT SWITCH
	T	THERMOSTAT
		PANELBOARD RECESSED MOUNTED
		PANELBOARD SURFACE MOUNTED
		TEL/COMMUNICATION BACK BOARD SURFACE MOUNTED.
		COMMUNICATION/CONTROL TERMINAL CABINET
		PULL BOX, SIZE PER CODE
		FREE STANDING SWITCHBOARD OR DISTRIBUTION BOARD
	T	FLOOR MOUNTED TRANSFORMER
	EV	ELECTRIC CHARGING STATION ON FLOOR
	EV	ELECTRIC CHARGING STATION WALL MOUNTED
	GF	GROUND FAULT RELAY
	100A/3P	MOLDED CASE CIRCUIT BREAKER 100A TRIP, 3 POLE TYPE
		FUSED SWITCH
	ST	SHUNT TRIP BREAKER
	SPD	SURGE PROTECTOR DEVICE
		GROUND ROD
		GROUNDING COPPER CONDUCTOR
	GP	GROUNDING BUS. REFER TO DETAILS
	M	UTILITY COMPANY METERING ETC. AS REQ'D
	M	UTILITY COMPANY METER; CURRENT XFMR ETC. AS REQUIRED
		AUTOMATIC TRANSFER SWITCH
		TRANSFORMER

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REGISTERED PROFESSIONAL ENGINEER
TAGHI ESFAHANI
No. E16082
Exp. 12/31/26
ELECTRICAL
STATE OF CALIFORNIA

SYMBOLS, ABBREVIATIONS & SHEET INDEX

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

E0.1

SHEET OF

GENERAL POWER NOTES:

GP1. PROVIDE ELECTRICAL EQUIPMENT SUBMITTAL AND ELECTRICAL CLOSET EQUIPMENT LAY OUT FOR REVIEW AND APPROVAL BEFORE ANY ROUGH IN. NOTIFY ARCHITECT AND ENGINEER UPON ANY CONFLICT ENCOUNTER IN FIELD.

GP2. COORDINATE EXACT LOCATION AND ROUTING OF ELECTRICAL EQUIPMENT AND FEEDERS WITH OTHER TRADES AND ARCHITECTURAL DRAWINGS .

GP3. EXTERIOR DEVICES SHALL BE LISTED FOR WEATHER RESISTANT RECEPTACLE WITH IN USE COVERS.

GP4. USE GALVANIZED RIGID STEEL CONDUIT AND SWEEPS FOR ALL UNDERGROUND CONDUIT PENETRATING THRU FLOOR. WRAP CONDUITS AND SWEEPS WITH CORROSION RESISTANCE TAPE 10MIL THICKNESS FOR ½ TURN

GP5. ELECTRICAL EQUIPMENTS IN ELECTRICAL ROOM SHALL BE PROTECTED FROM DIRECT WATER SPRAY WITH SHIELD OR SPRINKLER HEADS SHALL HAVE HIGH TEMPERATURE HEADS.

GP6. LOAD CENTERS SHALL HAVE METALLIC DOOR COVERS PAINTED TO MATCH THE WALL

GP7. PROVIDE A MINIMUM OF 30" SEALTITE CONDUIT AT SEISMIC JOINTS. PROVIDE BONDING JUMPER FOR LIQUID TIGHT FLEX

GP8. SUPPORT ENCLOSURES, BOXES AND CONDUITS PER CEC 314.23A–H

GP9. OUTLETS IN SOUND ISOLATING PARTITIONS OR PARTY WALLS SHALL BE 16" APART IN SEPARATE STUD SPACES. OTHERWISE FOR OUTLETS ON OPPOSITE SIDE OF WALLS, CAULK AROUND BOX WITH ACOUSTICAL SEALANT, SEAL BACK OF BOX WITH PUTTY PADS COORDINAT WITH ACOUSTICAL ENGINEER AND ARCHITECT

GP10. PROVIDE A GROUNDING CONDUCTOR WITHIN AN OUTDOOR PORTION OF THE METAL RACEWAY WHEN USING NON THREADED FITTING

GP11. COORDINATE LOCATION & HEIGHTS OF RECEPTACLES, OUTLET BOXES, SWITCHES, ETC. WITH ARCHITECTURAL DRAWINGS, MILLWORK & THE EQUIPMENT TO BE FURNISHED.

GP12. REFER TO MECHANICAL FOR ELECTRICAL CONTRACTOR SCOPE OF CONTROL WIRING INSTALLATION AND TERMINATIONS. PROVIDE ALL POWER REQUIREMENTS AS INDICATED

GP13. WHERE SPARE CONDUCTORS ARE INSTALLED TO A LOCATION ACCEPTABLE TO A CEILING FAN A LISTED FAN BOX SHALL BE INSTALLED

GP14. ALL 120V RECEPTACLES ACCESSIBLE TO NON STAFF PERSONABLE SHALL BE TAMPER RESISTANT TYPE.

GENERAL NOTES:

G1. ELECTRICAL WORK SHALL BE PER LATEST CEC 2025, CBC 2025 CEC, 2025 BLDG ENERGY EFFICIENCY STANDARDS AND CODE COMPLIANCE WITH LOCAL AUTHORITY HAVING FINAL JURISDICTION.

G2. ALL EQUIPMENTS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS LISTING OR LABELING.

G3. PROVIDE A MANUAL/AUTOMATIC FIRE ALARM SYSTEM PER CBC 907.2.9. ALL SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA72 CBC.907.5.2.3.4.

G4. ALL EQUIPMENTS SHALL BE LISTED AND LABLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS LISTING OR LABELING.

G5. REFER TO MECHANICAL FOR ELECTRICAL CONTRACTOR SCOPE OF CONTROL WIRING INSTALLATION AND TERMINATIONS.

G6. CONTRACTOR SHALL VERIFY THE ELECTRICAL RATING OF THE SUBMITTED OR SUBSTITUTED MECHANICAL EQUIPMENTS DURING CONSTRUCTION AND CONTACT ELECTRICAL ENGINEER FOR ANY CHANGES OR DISCREPANCIES FROM ELECTRICAL DOCUMENTS BEFORE ANY ROUGH IN.

G7. PENETRATION INTO SOUND RATED WALLS OR FLOOR, CEILING ASSEMBLIES SHALL BE SEALED, LINED AND INSULATED WITH AN APPROVED PERMANENT SOUND INSULATION MATERIAL.

G8. PROVIDE PIPING SYSTEM BONDING PER NEC 250.104

G9. PROVIDE HORIZONTAL MOUNTING BRACKET BETWEEN STUDS FOR ALL POWER AND LOW VOLTAGE OUTLETS INSTALLATION LOCATED NEAR EACH OTHER. STEEL CITY SB0–16(24)

GENERAL LIGHTING NOTES:

GL1. FIXTURES CONTROL DIMMING TYPE SHALL BE COMPATIBLE WITH DIMMING METHOD AND BE ABLE TO DIM TO 1% WITHOUT MINIMUM LOADING ISSUES. ANY PHASE CONTROL DIMMING AND ASSOCIATED EQUIPMENTS, IN LIEU OF 0–10V IS SUBJECT TO ENGINEER REVIEW.

GL2. PROVIDE NEUTRAL CONDUCTOR FOR ALL SWITCHES AND DIMMERS

GL3. 0–10V DRIVERS AND CONTROL VOLTAGE IN EACH SPACE SHALL BE OF THE SAME MANUFACTURER AND THE SAME PROTOCAL

GL4. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, DETAIL & ELEVATIONS FOR EXACT LOCATION & MTG HEIGHT REQUIREMENTS OF FIXTURES.

GL5. VERIFY CEILING, WALL TRIM TYPES AND SPACE REQUIREMENTS OF RECESSED LUMINARIES BEFORE ORDERING.

GL6. REFER TO LIGHTING PLANS FOR GENERAL LOCATION OF OCCUPANCY SENSORS AND VERIFY LOCATIONS BY OBTAINING OCCUPANCY CONTROLLERS MANUFACTURER LAY OUT DRAWINGS FOR FULL COVERAGE OF THE AREAS CONTROLLED BEFORE INSTALLATIONS.

GL7. LOCATE AND ADJUST OCCUPANCY SENSORS AS DIRECTED BY MANUFACTURER. POWER PACKS SHALL BE ACCESSIBLE CEILING SENSORS SHALL BE A MIN. OF 6' AWAY FROM SUPPLY DUCTS AND SHALL AVOID AND OBSTACLE BLOCKING SENSOR LINE OF SIGHT.

GL8. LOCATE AND ADJUST OCCUPANCY SENSORS AS DIRECTED BY MANUFACTURER. POWER PACKS SHALL BE ACCESSIBLE CEILING SENSORS SHALL BE A MIN. OF 4' AWAY FROM SUPPLY DUCTS.

GL9. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO–CLEARANCE INSULATION COVER (IC) TYPE (NEC 410.116B), AIR–TIGHT (ASTME283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING. CENC SECTION 150.0(K)8

GL11. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, DETAIL & ELEVATIONS FOR EXACT LOCATION & MTG HEIGHT OF FIXTURES.

GL12. SURFACE MOUNTED FIXTURES SHALL BE MIN 12" AWAY FROM SPRINKLER HEADS.

GL13. PROVIDE UL LISTED, FIRE RATED ENCLOSURE FOR RECESSED FIXTURES IN FIRE RATED CEILINGS.

GL14. ARCHITECT TO SELECT FINISH MATERIAL AND COLOR OF ALL LIGHT FIXTURES . PROVIDE SAMPLE WHEN REQUESTED BY ARCHITECT.

GL15. CEILING MOUNTED LIGHT FIXTURES HEIGHT SHALL NOT DROP BELOW 7'–10"

GL16. VERIFY STRUCTURAL ISSUES REGARDING ATTACHMENTS & SUPPORT OF LIGHTING FIXTURES PRIOR TO ORDERING.

GL17. CONTRACTOR TO PROVIDE NECESSARY EQUIPMENT TO ASSIST IN FOCUSING, ADJUSTMENTS, & CONTROLS OF LIGHTING FIXTURES.

GL18. HALF SHADED FIXTURES SHALL HAVE INTEGRAL ACCESSIBLE EMERGENCY BATTERY OR ON EMERGENCY SYSTEM TO LAST NOT LESS THAN 90 MINUTES.

GL19. ALL RESIDENTIAL HIGH EFFICACY LUMINARIES SHALL BE WITH CRI OF 90 OR HIGHER AND MEET THE REQUIREMENTS OF 2022 ENERGY EFFICIENCY SECTION 150.0 (K) AND JA8 COMPLIANT LAMPS AND LUMINARIES CERTIFIED .

GL20. PROVIDE DISCONNECT FOR SIGNS LOCATED WHERE THE CONDUCTORS ENTER THE ENCLOSURE, SIGN BODY OR POLE, IF REMOTE PROVIDE LOCKABLE WITH WARNING LABEL AT THE SIGN

GL21. THE GROUNDED CONDUCTOR OF LIGHTING CIRCUITS SHALL BE PROVIDED IN EACH LOCATION UNLESS THE WIRING IS INSTALLED IN A RACEWAY OR THE SWITCH BOX REMAINS ACCESSIBLE.

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NOTES

SCALE:

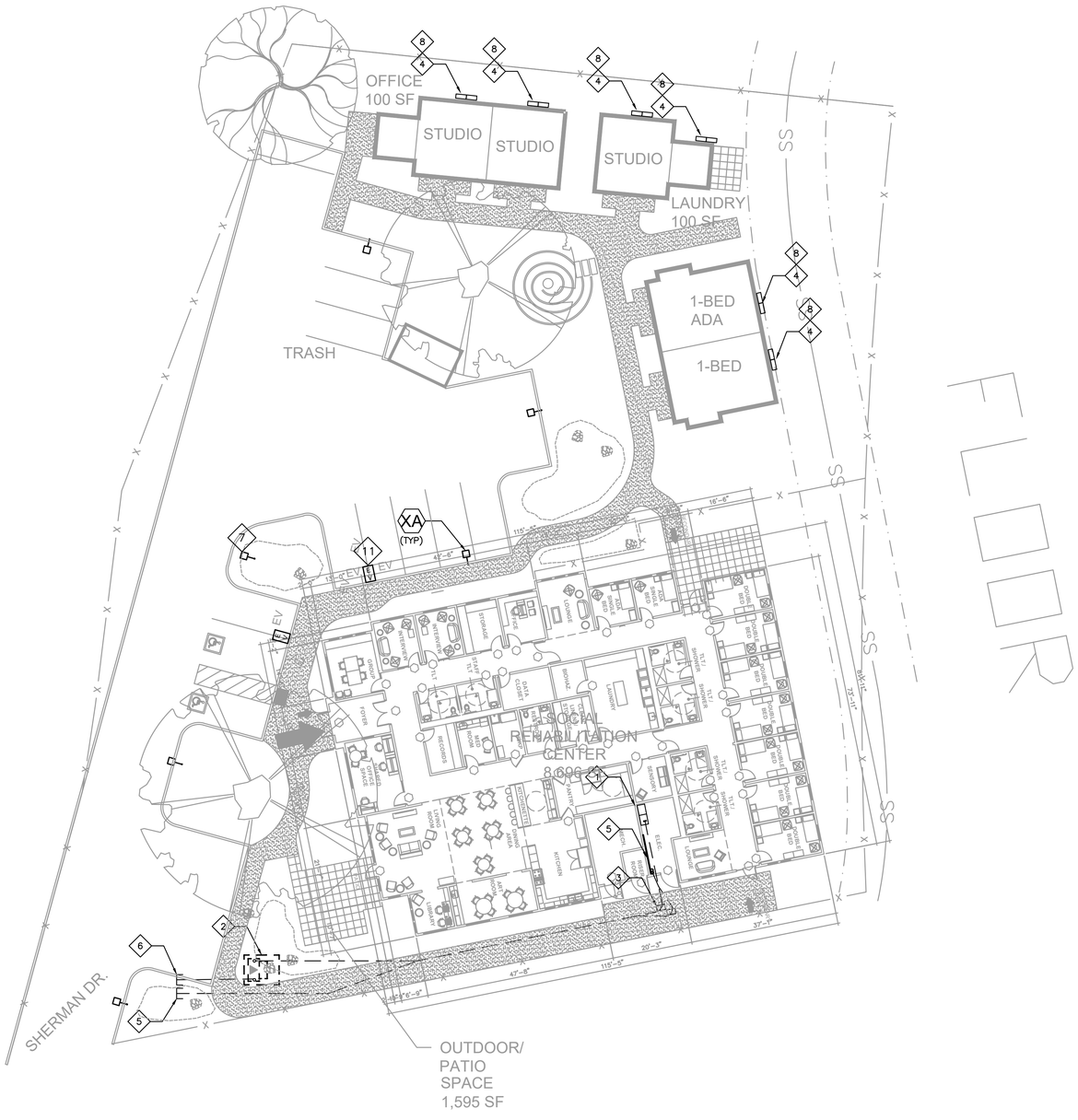
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E0.3

SHEET OF



1 SITE PLAN - ELECTRICAL

SCALE: 1/16" = 1'-0"

SHEET NOTES

1. MAIN SWITCHBOARD "MSB" AND METERING.
2. UTILITY TRANSFORMER AND PAD REFER TO JOINT TRENCH AND COORDINATE WITH UTILITY COMPANY.
3. IN GRADE PULL BOX SIZED PER CODE.
4. PANEL "P". (BY PORTABLE MANUFACTURER). TYPICAL. REFER TO RISER DIAGRAM
5. PROVIDE COMMUNICATION CONDUIT SERVICES :
   (1) 2" C.O. AT&T
   (1) 2" C.O. COMCAST
6. POWER SYSTEM CONDUIT SERVICE 5' AWAY FROM THE PROPERTY. (TYPICAL FOR COMMUNICATION)
7. POLE LIGHT. (TYPICAL)
8. TO FIRE ALARM CONTROL PANEL AND SERVER RM.
9. POWER, COMMUNICATION AND FIRE ALARM SYSTEM CONDUITS:
   (1) 1" C.O. AT&T
   (1) 1" C.O. COMCAST
   (1) 1" C.O FIRE ALARM
   (1) 1" C.O SECURITY
   REFER TO RISER DIAGRAM FOR POWER CONDUITS FEEDER SIZE
9. FUTURE CIVIC CENTER POWER FEEDER CONDUIT. STUB CONDUIT INSIDE THE IN-GRADE PULLBOX.
10. PROVIDE (1) J BOX IN THE EXTERIOR OF THE BUILDING IN 3/4"C AND RUN TO THE NEAREST MTT. ALL WIRING SHALL BE IN CONDUITS. ALL THE FIRE ALARM DEVICES SHALL BE TIED INTO THE EXISTING FIRE ALARM PANEL IN ADJACENT BUILDING.

GENERAL NOTES

A- MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4" WITH #10 CONDUCTORS.

B- REFER TO DETAIL SHEET FOR TRENCHING DETAIL.

C- VERIFY LOCATION OF PULL BOXES WITH ARCHITECT BEFORE ROUGH IN.

D- CONDUIT PATHWAYS FOR THE ENTIRE PROJECT SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.

E- RUN ALL SITE LIGHTING CIRCUITS VIA LCP

F- DO NOT RUN PORTABLE CONDUITS UNDER STRUCTURES. RUN CONDUITS IN TRENCH AS A BUNDLE.

G- REFER TO LANDSCAPING AND PROVIDE 120V POWER TO THE CONTROL PANEL.

H- COORDINATE ALL WORK WITH SECURITY AND FIRE ALARM SYSTEM BEFORE ANY ROUGH IN

J- PROVIDE FIRE ALARM SYSTEM SMOKE DETECTORS WITH BUILT IN SOUND ALARM FOR ALL COTTAGES, AND AUDIO VISUAL DEVICES INSIDE THE ADA COTTAGES. PROVIDE EXTERIOR HORNS AS REQUIRED. FIRE ALARM SYSTEM SHALL BE DESIGN BUILT

EVCS PARKING REQUIREMENTS PER CGBSC 4.106.4.2.2 AND 11B-228-.3.2.1,REFER ALSO G0.1 (TOTAL PARKING STALLS 145):

EV READY (RACEWAY & RECPTACLE LOW LEVEL 2), 40%= 58 STALLS
NEMA 6-20R (REFER TO NOTE 7 FOR FEEDERS)

EV READY WITH CHARGERS (EV SUPPLY EQUIPMENT), 10%= 15 STALLS
50% WITH J1772 CONNECTORS,
208V/40A , (2) 1"C-2#8, 1#10G
(1) ¾"C, CAT5E CABLE TO MTT

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ELECTRICAL
SITE PLAN

SCALE:
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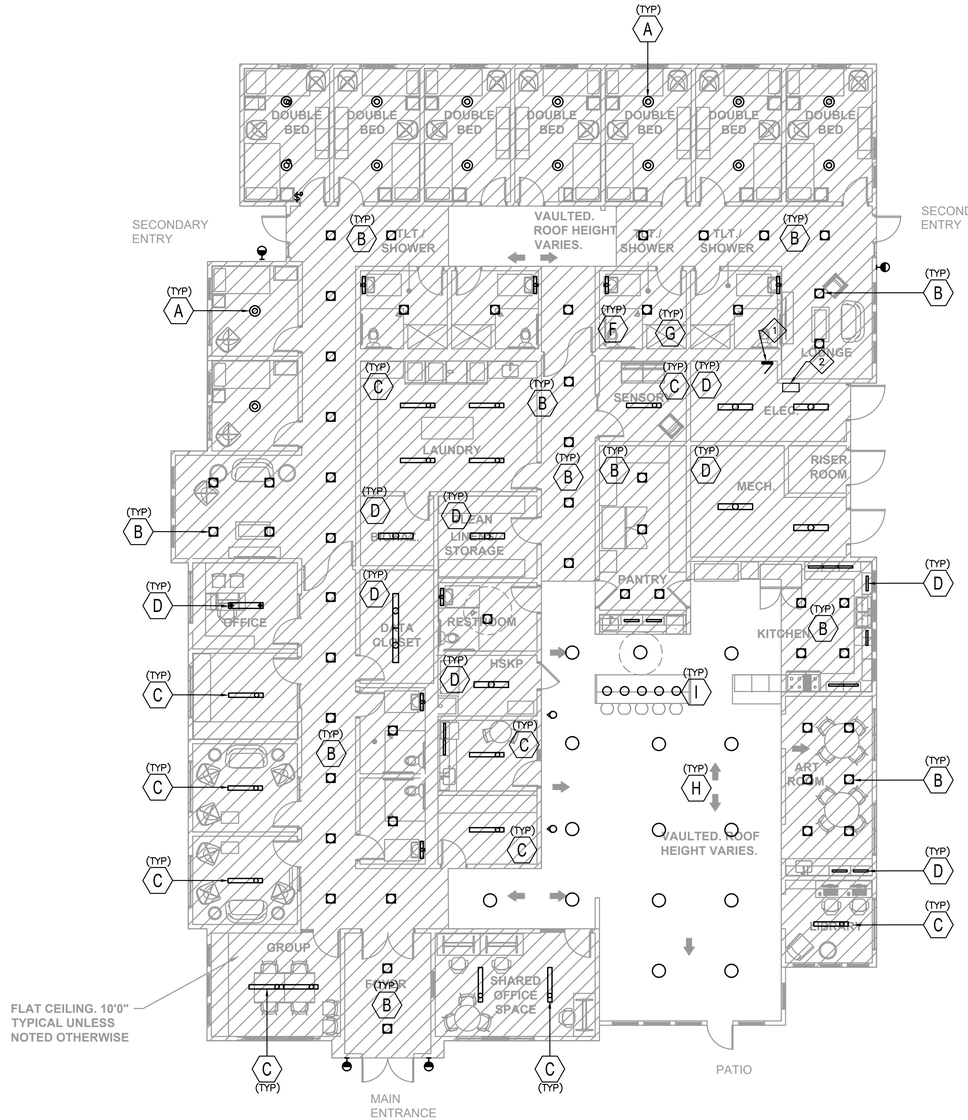
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E1.1

SHEET OF

SHEET NOTES

1. PANEL BOARD "A" AND LIGHTING CONTROL PANEL "LCP". PROVIDE CONTROL PANEL WATTSTOPPER WITH TIMER AND EXTERIOR PHOTO SENSOR PER TITLE 24. NUMBER OF RELAYS AS REQUITED.
2. LIGHTING EMERGENCY POWER SUSTEM INVERTER SINE WAVE EMERGENCY INVERTER EVENLITE 320 WATTS LM-32-LC-V1 PROVIDE 120V POWER



1 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN - LIGHTING

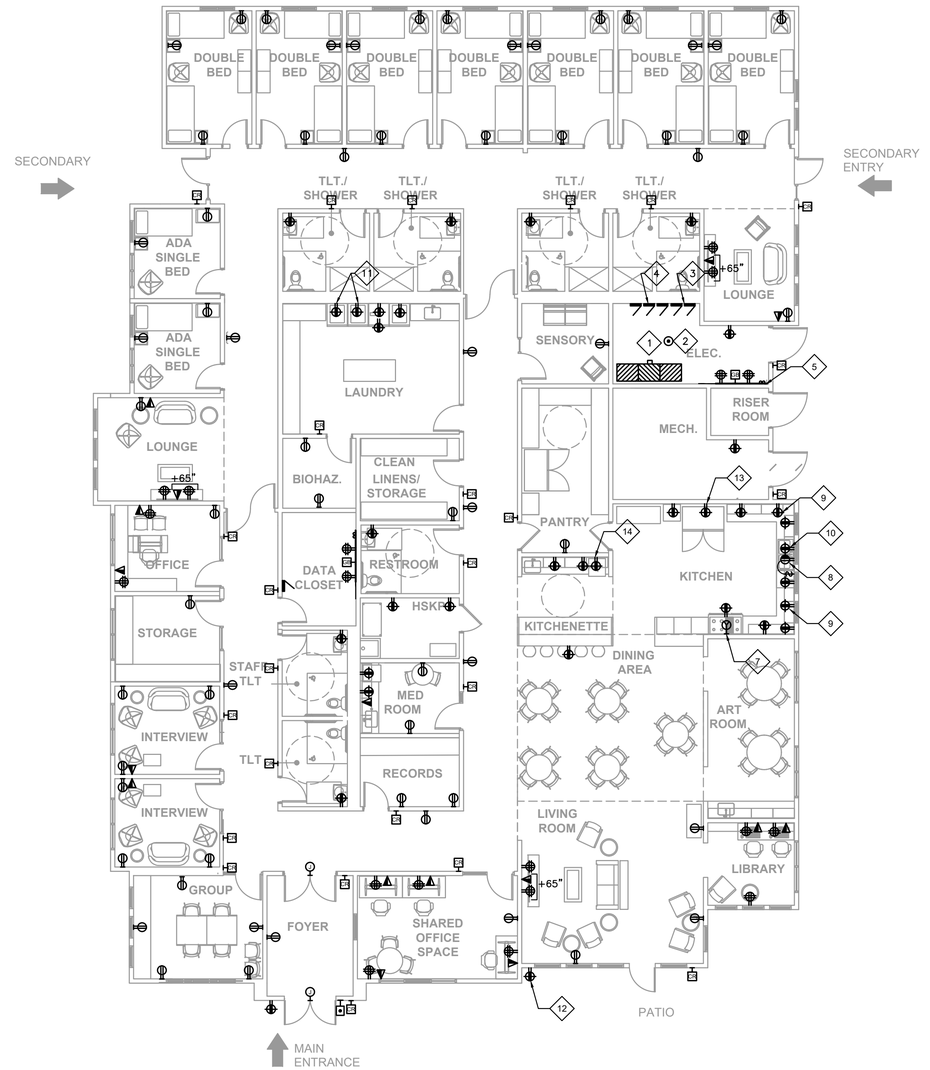
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E2.1

SHEET OF



1 FLOOR PLAN - POWER & SIGNAL

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. MAIN SWITCHBOARD "MSB"
2. ELECTRICAL SERVICE MAIN GROUNDING SYSTEM ROD
3. PANEL BOARD "A1" AND LIGHTING CONTROL PANEL "LCP". PROVIDE CONTROL PANEL WATTSTOPPER WITH TIMER AND EXTERIOR PHOTO SENSOR PER TITLE 24. NUMBER OF RELAYS AS REQUITED.
4. PANEL BOARDS "A2", "A3" AND "A4""
5. PROVIDE 6'X8'X¾" PLYWOOD BACKBOARD AND GROUND BUS. RUN ¾"C WITH 1#6 CONDUCTOR TO GROUNDING SYSTEM
6. PANELBOARD "IT"
7. ELECTRIC OVEN 208V, 8KW, 4#8 CU, GFCI TYPE. (VERIFY RATING AND LOCATION). WITH MICROWAVE/HOOD ON TOP (PROVIDE ADDITIONAL 20A RCPT),
8. DISPOSAL. MT RECEPTACLE UNDER THE SINK.
9. MICROWAVE ABOVE THE COUNTER
10. DISHWASHER . MOUNT RECEPTACLE BELOW THE SINK
11. CLOTH WASHER, 120V
12. EXTERIOR RECEPTACLE, GFCI TYPE IN WP LOCKABLE ENCLOSURE
13. REFRIGERATOR. +48"
14. UNDER CABINET REFRIGERATOR

1EF. EXHAUST FAN CONTROLLED BY ON/OFF SWITCH
2EF. EXHAUST FAN CONTROLLED BY MOTION SENSOR
3EF. EXHAUST FAN CONTROLLED BY 120V THERMOSTAT
4EF. EXHAUST FAN CONTROLLED BY CO. SENSOR

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FLOOR PLAN - POWER & SIGNAL

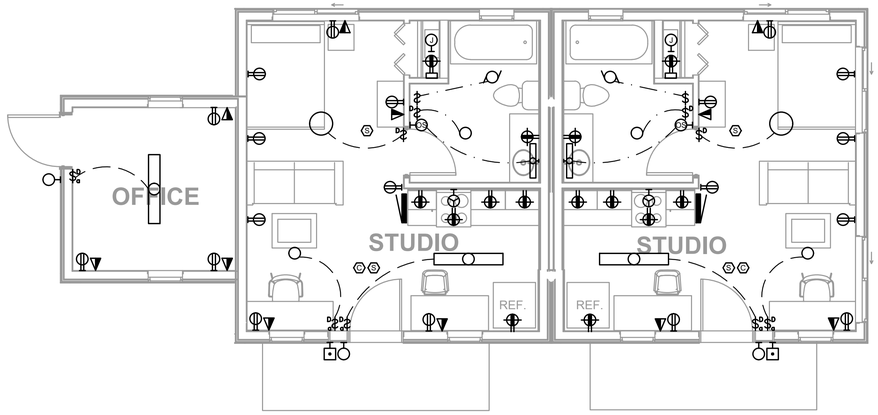
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E2.2

SHEET OF



1 ENLARGED UNIT PLANS - ELECTRICAL

SCALE: 1/4" = 1'-0"

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ENLARGED
UNIT PLANS

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E2.4

SHEET OF

SINGLE-LINE DIAGRAM NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT, COORDINATE AND OBTAIN SERVICE ENTRANCE REQUIREMENTS AND PLANS FROM UTILITY COMPANY BEFORE ANY ROUGH–IN WORK.
2. PROVIDE TEMPORARY CONSTRUCTION POWER AT THE SITE AS REQUIRED.
3. PROVIDE A MINIMUM OF 4" HOUSEKEEPING PAD FOR SWITCHBOARD.
4. VERIFY AVAILABLE FAULT CURRENT WITH UTILITY BEFORE ORDERING UL APPROVED SWITCHBOARD.
5. ALL GROUNDING CLAMPS SHALL BE CAST BRONZE AND IN ACCESSIBLE LOCATION.
6. PROVIDE PROVISIONS TO THE BUS FOR FUTURE BUS EXTENSION.
7. ALL EQUIPMENT SHALL BE IDENTIFIABLE WITH AN APPROVED INDEPENDENT TESTING LABORATORY LABEL . (CEC–110–2)
8. SUBMIT A SET OF 1/4" SCALE DRAWINGS OF ELECTRICAL ROOMS INDICATING ELECTRICAL EQUIPMENT AND TERMINAL CABINETS FOR REVIEW AND APPROVAL WITH EQUIPMENT SUBMITTAL
9. ALL FEEDERS SHALL BE 75° C COPPER THWN/THHN, CIRCUIT BREAKERS AND SWITCHES SHALL HAVE TERMINATION PROVISIONS LISTED FOR USE WITH 75° C
10. THWN/THHN CONDUCTORS.
11. PROTECTIVE DEVICES CAN BE SERIES COMBINATION RATED FOR THEIR AVAILABLE FAULT CURRENT PER 240.86(A)(B) UP TO 400A. POWER SYSTEM COMPONENTS SHALL BE MARKED AS SUCH. INCLUDE CURRENT LIMITING DEVICES IN THE MANUFACTURER'S SHOP DRAWINGS SUBMITTAL. (AVAILABLE FAULT CURRENT INDICATED IS BASED ON L–L). CONTRACTOR SHALL HAVE MANUFACTURER TO PROVIDE COORDINATION SETTINGS/ARC FLASH STUDY IN START UP.
12. PROVIDE PROVISIONS FOR THE SMART METERING ANTENNA PER UTILITY COMPANY REQUIREMENTS.

    ALL INTERIOR METER PANELS:

    a– ALL METER INTERIOR PANELS:

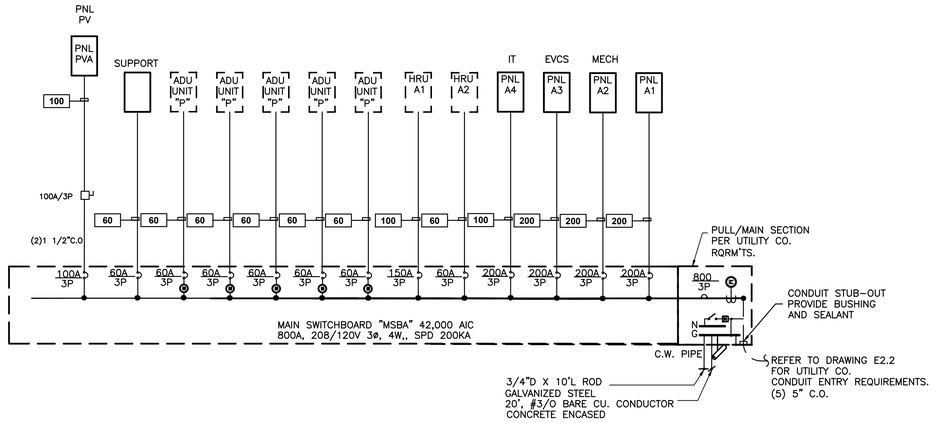
    1– PROVIDE (1) 2"C.O WITH PULL WIRE FROM OUTSIDE FACE OF THE BLDG AND TERMINATE OUTSIDE THE METER PANEL.

    b– INDIVIDUAL AND NON RESIDENTIAL INTERIOR METERS RATED 200KW, 600A, 208V/240V OR 400A, 480V THREE PHASE METER PANELS:

    1– PROVIDE (1) 2"C.O WITH PULL WIRE FROM OUTSIDE FACE OF THE BLDG AND TERMINATE OUTSIDE THE METER PANEL.
    2– PROVIDE 1" C.O WITH PULL WIRE FROM MDF/IDF TO THE METERING SECTION

    C– THE METERING SHALL INDICATE THE CURRENT ELECTRICAL USFGAE IN KW AND IN KWH INCLUDING THE NET METERING.

13. FLOOR STANDING SWITCHBOARD: PROVIDE 48"DX102"H WORKING CLEARANCE. HOUSE KEEPING PADS SHALL EXTEND IN FRONT OF THE WHOLE AREA OF WORKING CLEARANCE DEPTH.
14. WHERE THE WORKING SPACE IS EXPOSED TO VEHICULAR TRAFFIC, PROVIDE PERMANENT BARRICADE OUTSIDE THE WORKING SPACE PER UTILITY REQUIREMENTS.
15. PROVIDE PULL BOXES FOR PRIMARY FEEDER AT MAXIMUM OF EVERY 130 FEET.
16. NEUTRAL AND GROUND BUS SHALL EXTEND TO ALL SECTIONS.
17. SEAL ALL UNDERGROUND CONDUITS. NEC230–8
18. VERIFY GENERATOR CONTROL AND REMOTE ANNUN. WIRING WITH MANUFACTURER.
19. POWER DISTRIBUTION SYSTEM EQUIPMENTS LAY OUT AND DIMENSIONS ARE BASED ON EATON CORPORATIONS EQUIPMENTS. ANY CHANGES IN DIMENSIONS AND ASSOCIATED COST ARE RESPONSIBILITY OF THE CONTRACTOR
20. NON RESIDENTIAL: PROVIDE RESETTABLE NON–UTILITY SUBMETERING EATON PXMP WITH 6" TOUCH SCREEN DISPLAY AND I/O RELAY IN THE SWITCHBOARDS OR IN AN ENCLOSURE ADJACENT TO THE SWITCHBOARD, WITH CURRENT SENSORS FOR EACH FEEDER CB. PROVIDE 1°C W/DATA LINE TO MDF/IDF FOR POWER MONITORING AND. PROVIDE ALL REQUIREMENTS FOR OFF SITE MONITORING AND LOAD SHEDDING. (IQ26O MONITORS ONE CIRCUIT ONLY) TITLE 24, PART 6, 130.5.
21. MAIN AND DISTRIBUTION BREAKERS IN LINE WITH PV SYSTEM SHALL BE COMPATIBLE WITH REVERSE FLOW TO ACCOMMODATE PV SYSTEM
22. PROVIDE ARC FLASH HAZARD SIGN INSTALLATION REQUIREMENTS FOR ELECTRICAL EQUIPMENTS AS SPECIFIED IN NEC ARTICLE 110.16 FLASH PROTECTION AND NFPA 70E
23. PULL SECTIONS SHALL BE UL891 OR UL1773 RATED.
24. AVAILABLE FAULT CURRENT SHALL BE FIELD MARKED PER 110.24(A)
25. ALL FEEDER CIRCUIT WIRING MUST BE PROTECTED FROM FIRE IN ACCORDANCE WITH 700.10(D)(1) OF THE CEC AND ALL EQUIPMENTS SUPPLYING EMERGENCY SYSTEMS MUST BE PROTECTED IN ACCORDANCE WITH 700.12 OF CEC. AS APPLICABLE.
26. PROVIDE A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT PER 230.2(E) REFER ALSO TO DETAIL
27. SOLAR SYSTEM CIRCUIT BREAKER(S) SIZE PLUS MAIN SERVICE DISCONNECT SWITCH SHALL BE LESS THAN 120% ON MAIN SWITCHBOARD BUS SIZE
28. INSTALL PERMANENTLY ATTACHED ARC FLASH HAZARD LABELS FOR ALL POWER DISTRIBUTION SYSTEM EQUIPMENT PER CEC 110.16. ALL THE LABELS SHALL INDICATE:
    1. EXISTENCE OF ARCH FLASH HAZARD, FLASH PROTECTION BOUNDARY.
    2. INCIDENT ENERGY AT 18" EXPRESSED IN CAUCM2
    3. PPE CLOTHING REQUIRED.
    4. VOLT AGE SHOCK HAZARD.
    5. LIMITED SHOCK APPROACH BOUNDARY.
    6. RESTRICTED SHOCK APPROACH BOUNDARY.
    7. PROHIBITED SHOCK APPROACH BOUNDARY.
29. PROVIDE ENERGY REDUCTION MAINTENANCE SWITCH AT EACH 1200A BREAKER OR GREATER WITH MAINTENANCE SWITCH AND LOCAL STATUS INDICATOR TO REDUCE INSTANTANEOUS PICKUP SETTING TO NO MORE THAN TWO TIMES THE SENSOR AMPERAGE PER CEC 240.87.
30. WHERE A TIGHTENING TORQUE IS INDICATED AS A NUMERIC VALUE ON AN EQUIPMENT OR IN INSTALLATION INSTRUCTION, A CALIBRATED TORQUE TOOL SHALL BE USED TO MEET THE REQUIRED VALUES NEC 110.14(D)
31. MARK DISCONNECTS, INCLUDING THE MAIN, LEGIBLY TO INDICATE ITS PURPOSE WITH POWER SOURCE IDENTIFICATION
32. MAIN SWITCHBOARD SHALL BE LEGIBLY MARKED IN THE FIELD THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE TECH FAULT CALCULATION WAS PERFORMED. CECE110.24(A)



COORDINATE EXACT LOCATION OF THE PV PANEL, INVERTERS AND THE FEEDER DISCONNECT SWITCH WITH PV SYSTEM DRAWINGS. PROVIDE ONE 120V RECPTACLE AND ONE CAT5E CABLE FROM INVERTER ROOM LOCATION (1ST FLR PV ROOM) TO THE "MTT" AS DIRECTED.

REFER TO RISER DIAGRAM NOTES REGARDING ADDITIONAL METERING REQUIREMENTS

1 RISER DIAGRAM - ELECTRCAL

NONE

FEEDER SCHEDULE

(75 Deg. Copper Conductor)

TAG	CONDUCTOR SIZE (4 WIRE)	GND CONDUCTOR SIZE	CONDUIT SIZE	TAG	CONDUCTOR SIZE (3 WIRE)	GND CONDUCTOR SIZE	CONDUIT SIZE
40	#8	1#10	1"	40X	#8	1#10	1"
60	#6	1#8	1 1/4"	60X	#6	1#8	1"
70	#4	1#8	1 1/4"	70X	#4	1#8	1 1/4"
100	#2	1#6	1 1/2"	100X	#2	1#6	1 1/4"
125	#1	1#6	2"	125X	#1	1#6	1 1/2"
150	#1/O	1#6	2"	150X	#1/O	1#6	2"
175	#2/0	1#6	2"	175X	#2/0	1#6	2"
200	#3/O	1#4	2 1/2"	200X	#3/O	1#4	2"
225	#4/0	1#4	2 1/2"	225X	#4/O	1#4	2 1/2"
250	#250	1#4	3"	250X	#250	1#4	2 1/2"
300	#350	1#2	3"	300X	#350	1#2	3"
350	#400	#1/O	3 1/2"	350X	#400	1#1/O	3"
400	#500	#2	3 1/2"	400X	#500	1#2	3 1/2"
600	#350	#1	(2) 3"	600X	#350	#1	(2) 3"
800	#500	#1/O	(2) 3 1/2"	800X	#500	#1/O	(2) 4"
1000	#500	#2/O	(3) 4"				
1200	#600	#3/O	(3) 4"				
1600	#600	#4/O	(4) 4"				

NOTES:
1– NUMBERS IN PARANTHESES INDICATE NO OF CONDUIT SETS WITH CONDUCTORS.
2– SOME FEEDERS IN THE SCHEDULE ARE NOT USED IN THIS PROJECT.

LCA ARCHITECTS

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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REGISTERED PROFESSIONAL ENGINEER
TAGHI "ESFAHANI"
No. E16082
Exp. 12/31/26
ELECTRICAL
STATE OF CALIFORNIA

POWER
RISER DIAGRAM & SCHEDULES

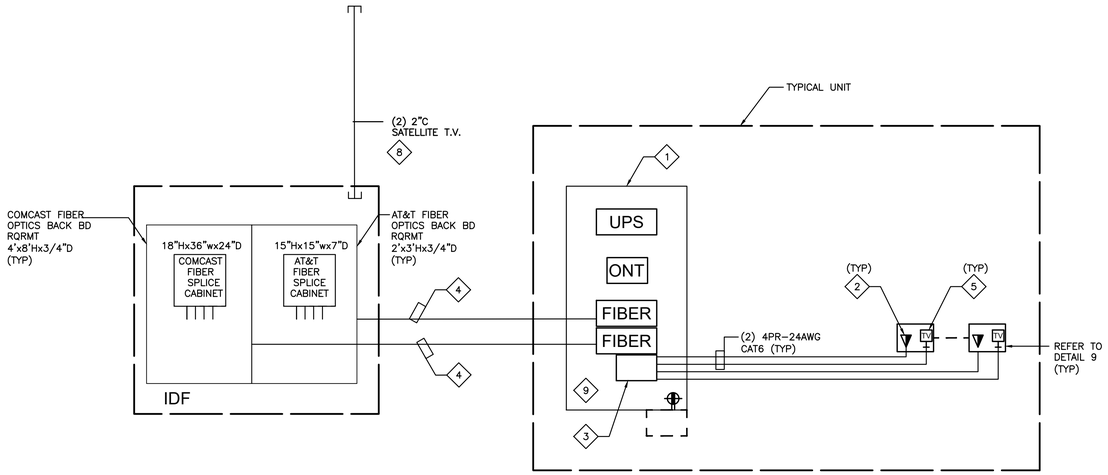
SCALE:
DATE: 1 / 2026

REVISIONS:

PROJECT NO. 001

E4.1

SHEET OF

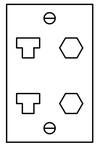


COMMUNICATION SYSTEMS NOTES:

1. UNIT COMMUNICATION HUB (OPTIONAL TERMINAL NETWORK "ONT") RECESSED 42"Hx14"Wx3 7/8"D BOX WITH HINGED DOOR, INSTALL 120V GFI DUPLEX RECEPTACLE INSIDE THE BOX. LEGRND EN4250
2. VOICE AND DATA OUTLETS. RJ45 MODULAR CONNECTORS. LEVITON 41080-WH FACEPLATE NUMBER OF OUTLETS/PORTS AS INDICATED.
3. TERMINATE CABLES IN A DUPLEX OUTLET BOX. PRE-WIRE PROTRUDING LENGTHS PER UTILITY CO.
4. FIBER OPTIC CABLE TO BLDG MAIN COMMUNICATION TERMINAL BOARD (MPOE). INSTALL UTILITY PROVIDED MICRODUCTS WITH PULL WIRES . VERIFY WITH UTILITY COMPANY INSTALL AS DIRECTED
5. VIDEO WALL-JACK, F-CONNECTOR, UTILIZE LRC SNAP/SEAL OR GILBERT CONNECTORS. DO NOT USE HEX CRIMP FITTINGS
6. ALL UNITS PREWIRING SHALL MEET ANSI/TIA/EIA 570-B STANDARDS AND UTILITY COMPANY STANDARDS, GUIDELINES AND LABELING. ALL UNITS WIRING SHALL BE STAR TOPOLOGY.
7. FOR AUDIO & OTHER LOW VOLTAGE APPLICATION, INSTALL APPROPRIATE CABLES PER APPLICATION INSTRUCTIONS (WHEN APPLICABLE)
8. COORDINATE SATELLITE TV SYSTEM ROOF STUB OUT WITH UTILITIES AND ARCHITECTURAL DRAWINGS
9. PROVIDE 10X8 COMBO MODULE FJ45 WITH RJ31X. LEGRAND P/N:CO1045

1 TYP. UNIT COMMUNICATION SYSTEM DIAGRAM

REFER TO FLOOR PLANS FOR LOCATION OF MPOE RMS

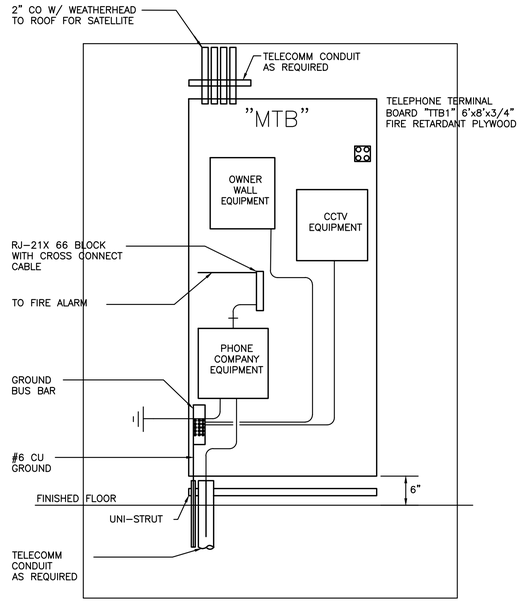


2 TYPICAL VOICE/DATA/VIDEO OUTLETS

NOT TO SCALE

568-B WIRING STANDARD FOR CAT6 CABLING

PAIR #	WIRE	PIN#
1-WHITE/BLUE	WHITE/BLUE	5
	BLUE/WHITE	4
2-WHITE/ORANGE	WHITE/ORANGE	1
	ORANGE/WHITE	2
3-WHITE/GREEN	WHITE/GREEN	3
	GREEN/WHITE	6
4-WHITE/BROWN	WHITE/BROWN	7
	BROWN/WHITE	8



3 TELECOMMUNICATIONS TERMINAL BOARD

NOT TO SCALE

1. PROVIDE 8'X8'X3/4"D FIR PROOF PLYWOOD WITH TWO COATS OF GREY PAINT FOR EACH VENDOR.
2. PROVIDE EMT CONDUIT WITH TRUE TAPE:
   (2) 4" C.O. AT&T
   (2) 2" C.O. COMCAST
3. PROVIDE 120V POWER AND OR CAT 6 FOR ALL WIFI SYSTEM EQUIPMENTS IN COMMON AREA PER SYSTEM DESIGNER
4. PROVIDE EMT CONDUIT WITH TRUE TAPE:

LCA ARCHITECTS

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STATE OF CALIFORNIA

COMMUNICATION SYSTEM

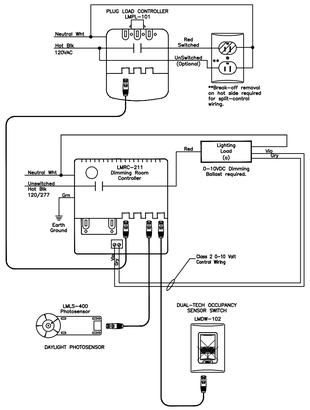
SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

E5.1

SHEET OF

SINGLE ZONE SMALL PRIVATE OFFICE, HUDDLE, ETC



SEQUENCE OF OPERATION:

TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF
DAYLIGHTING	SINGLE ZONE-DIMMING
PLUG-LOAD	AUTO-ON/AUTO-OFF

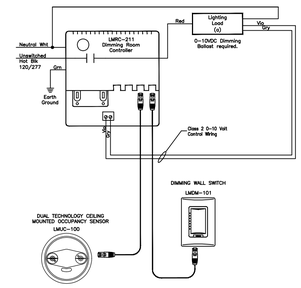
BILL OF MATERIAL

LMRC-211
LMDW-102-W

LMLS-400
LMPL-101

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: S1Z-SO-3	Date: 11/12/14	Rev.

RESTROOMS, LARGE PRIVATE OFFICE, LARGE HUDDLE, ETC



SEQUENCE OF OPERATION:

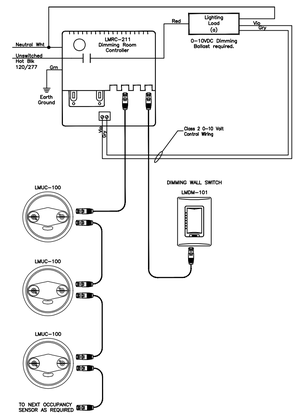
TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF

BILL OF MATERIAL

LMRC-211
LMDM-101
LMJC-100

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: SR-2	Date: 11/12/14	Rev.

CORRIDORS



SEQUENCE OF OPERATION:

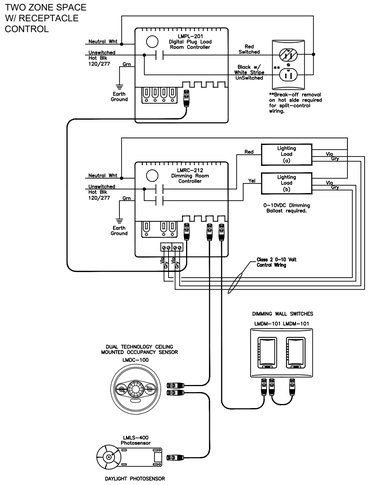
TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF

BILL OF MATERIAL

LMRC-211
LMDM-101-W
LMJC-100

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: SC1-1	Date: 11/12/14	Rev.

TWO ZONE SPACE W/ RECEPTACLE CONTROL



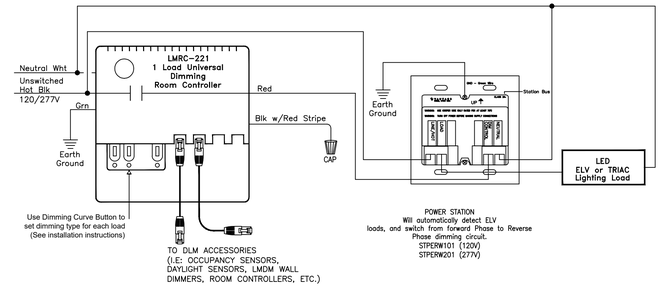
SEQUENCE OF OPERATION:

TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF
DAYLIGHTING	SINGLE ZONE-DIMMING

BILL OF MATERIAL

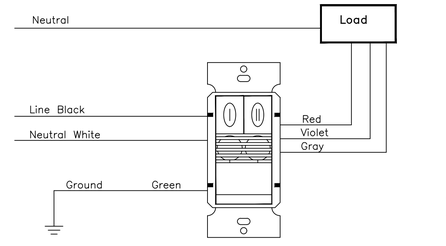
LMRC-212
(2)LMDM-101-W
LMJC-100
LMLS-400

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: D2Z-1	Date: 11/12/14	Rev.



2 ELV OR TIAC DIMMING DETAIL

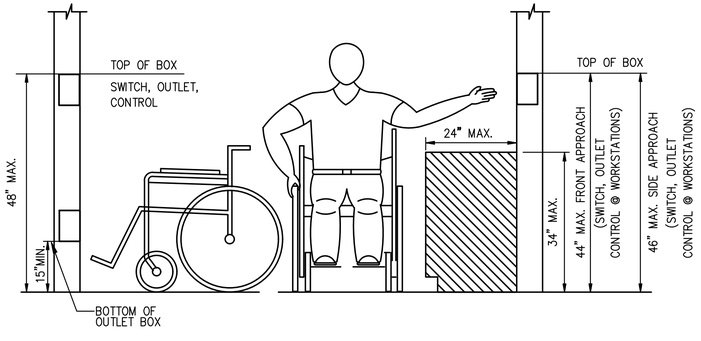
SCALE: NONE



DW-311
Dual Technology
0-10V dimming wall switch sensor.

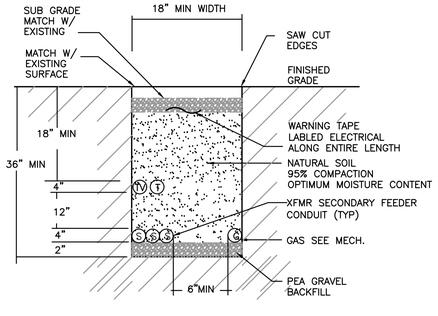
1 DIMMER, WALL SWITCH DETAIL

SCALE: NONE



11 TYPICAL DEVICE MOUNTING DETAIL

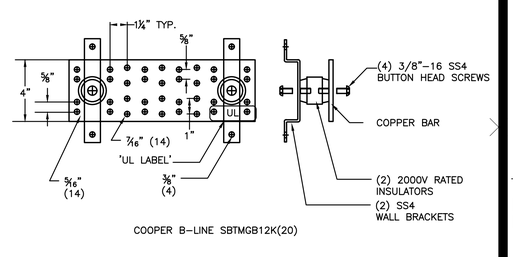
NOT TO SCALE



VERIFY INSTALLTIONS OF UTLITIES IN JOINT TRENCH WITH UTILITY CO. BEFORE ROUGH IN.

4 UTILITY CONDUITS TRENCH DETAIL

SCALE: NONE



COOPER B-LINE SBTMGB12K(20)

3 COMMUNICATION GROUND BUS DETAIL

SCALE: NONE

LCA ARCHITECTS

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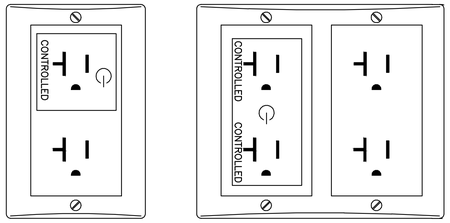
DETAILS
ELECTRICAL

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

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SHEET OF

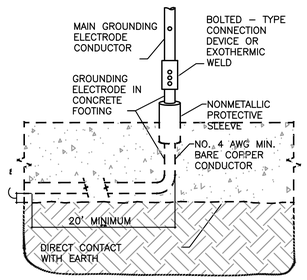


PLUG LOAD CONTROLLED HALF SWITCHED RECEPTACLE WITH PERMANANT MARK

PLUG LOAD CONTROLLED FOURPLEX RECEPTACLE WITH SWITCHED DUPLEX RECEPTACLE WITH PERMANANT MARK

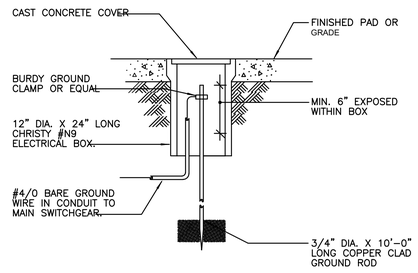
12 PLUG LOAD CONTROLLED DETAIL

NOT TO SCALE



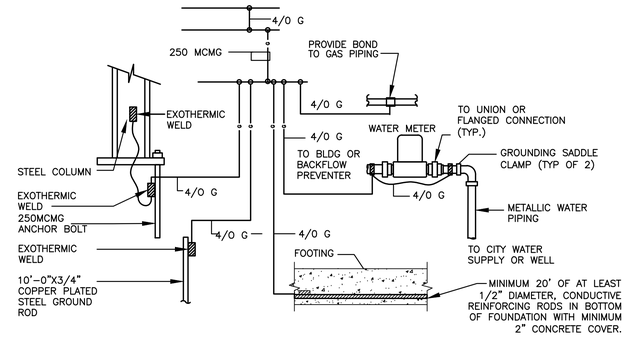
7 UFER GROUNDING SYSTEM DETAIL

SCALE: NONE



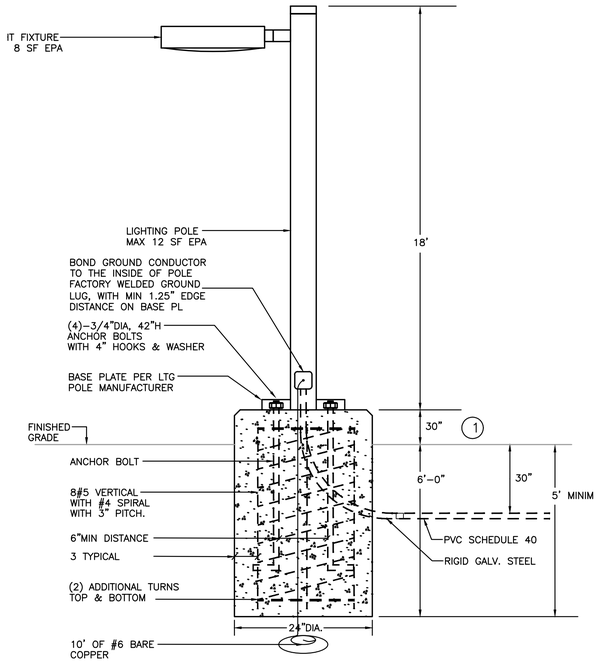
6 GROUND ROD IN ACCESS. PULL BOX DET

SCALE: NONE



5 DETAIL - MAIN GROUNDING SYSTEM

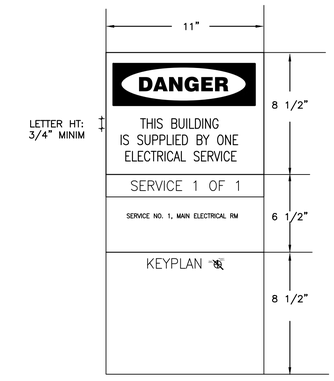
NOT TO SCALE



1 POLE LIGHTS WHICH ARE NOT SUBJECTED TO VEHICULAR DAMAGE SHALL BE MOUNTED AT FINISHED FLOOR.

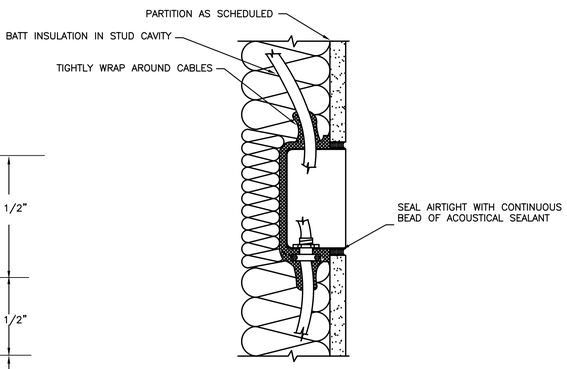
POLE LIGHT MOUNTING DETAIL

SCALE: NONE Updated 5/21/22



9 TYPICAL SERVICE DISCONNECT PLAQUE

NOT TO SCALE

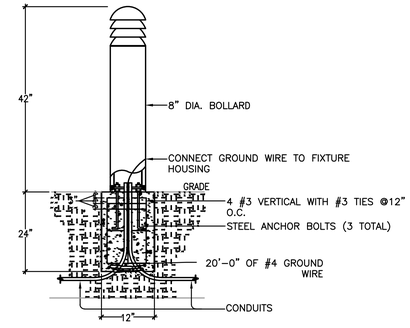


NOTES

1. ELECTRICAL BOXES ON OPPOSITE SIDES OF PARTITION SHALL NOT BE SHARED THE SAME STUD CAVITY . KEEP A MINIMUM OF 24" BETWEEN JUNCTION BOXES.
2. USE FIRE RATED PUTTY PAD SUCH AS:
   - FSP BY NELSON FIRESTOP (www.nelsonfirestop.com)
   - SpecSeal PUPTY PADS (www.stifirestop.com)
   - DOTTIE #68 (www.lhdottie.com)
   - BIOSTOP (www.biofireshield.com)

8 OUTLET BOX RATED WALL DET

SCALE: NONE



10 BOLLARD MOUTING DETAIL

SCALE: NONE Updated 5/21/18

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STATE OF CALIFORNIA

DETAILS
ELECTRICAL

SCALE:
DATE: 1 / 2026
REVISIONS:

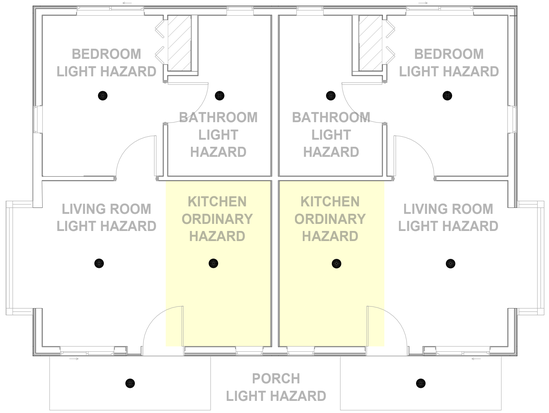
PROJECT NO. 001

E6.2

SHEET OF

FIRE SPRINKLER PLAN

SHERMAN RECOVERY CENTER
2025 SHERMAN DRIVE, PLEASANT HILL, CA



FLOOR PLAN - STUDIOS

SCALE 3/16" = 1'-0"

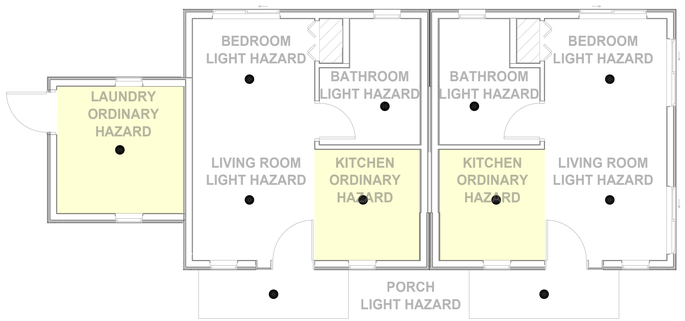
FIRE SPRINKLER LEGEND:

- LIGHT HAZARD = 0.10 DENSITY
- ORDINARY HAZARD = 0.20 DENSITY
- ATTIC SPACE / MECHANICAL ROOM = 0.20 DENSITY

ORDINARY HAZARD

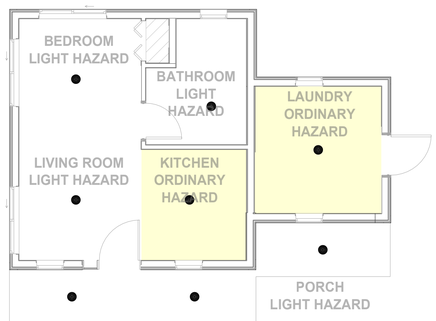
LIGHT HAZARD

SPRINKLER HEAD



FLOOR PLAN - BEDROOMS

SCALE 3/16" = 1'-0"





FLOOR PLAN - OVERALL

SCALE 1/8" = 1'-0"



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LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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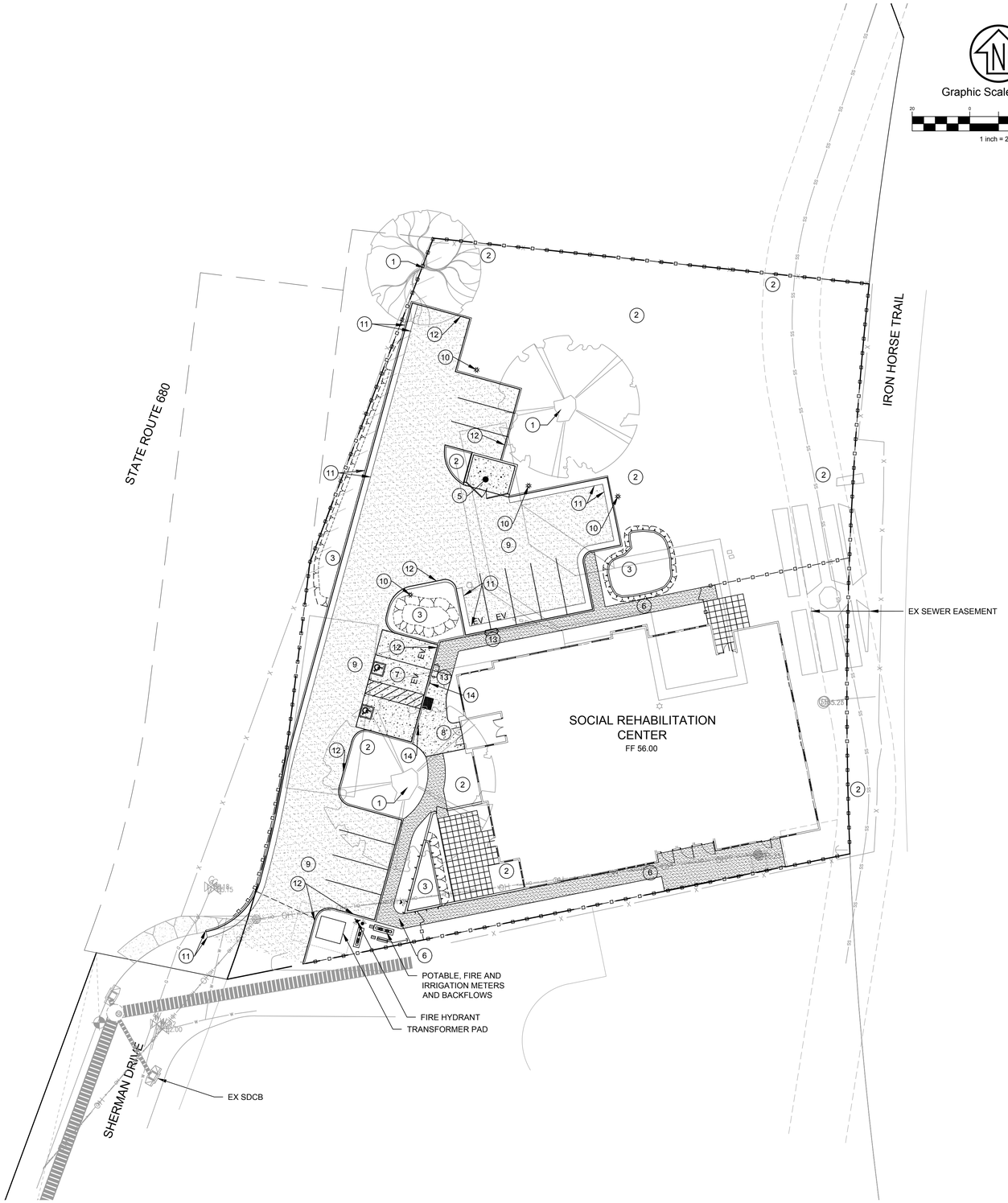
FIRE SPRINKLER RCP

SCALE:
DATE:
REVISIONS:

PROJECT NO. MRK

FP1.0

SHEET OF



KEYNOTES

1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

LCA ARCHITECTS

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
SITE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

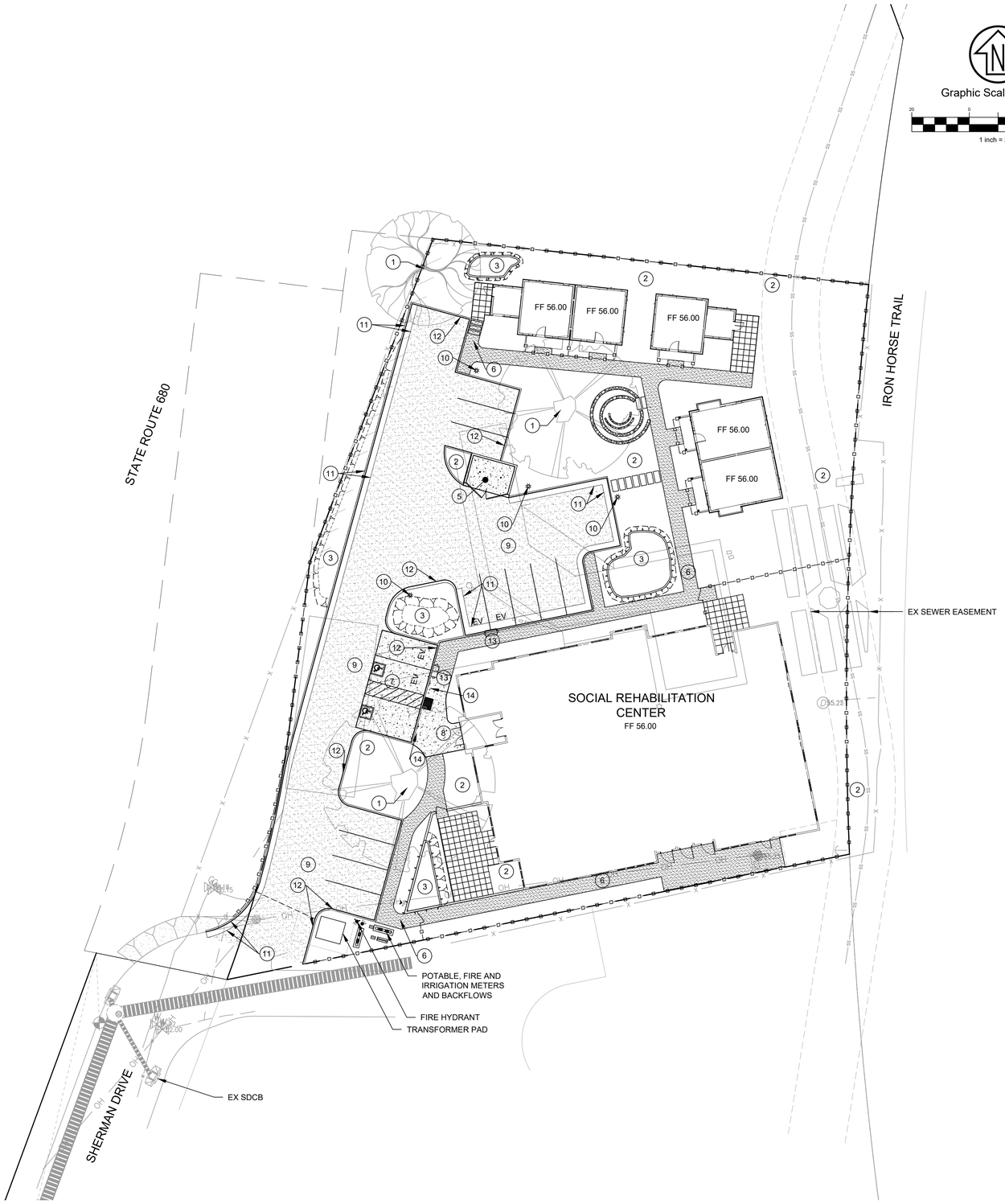
REVISIONS:

PROJECT NO. 001

C1.0

SHEET OF

1/15/2026 12:06 PM ####



KEYNOTES

1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

LCA ARCHITECTS

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CARL E. CAMPOS
DAVID BOGSTAD

590 YGNACIO VALLEY ROAD, SUITE 310
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OAKLAND, CALIFORNIA 94612
(510) 272-1060

PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
SITE PLAN
PHASE 2

SCALE: 1"=20'
DATE: 1 / 2026

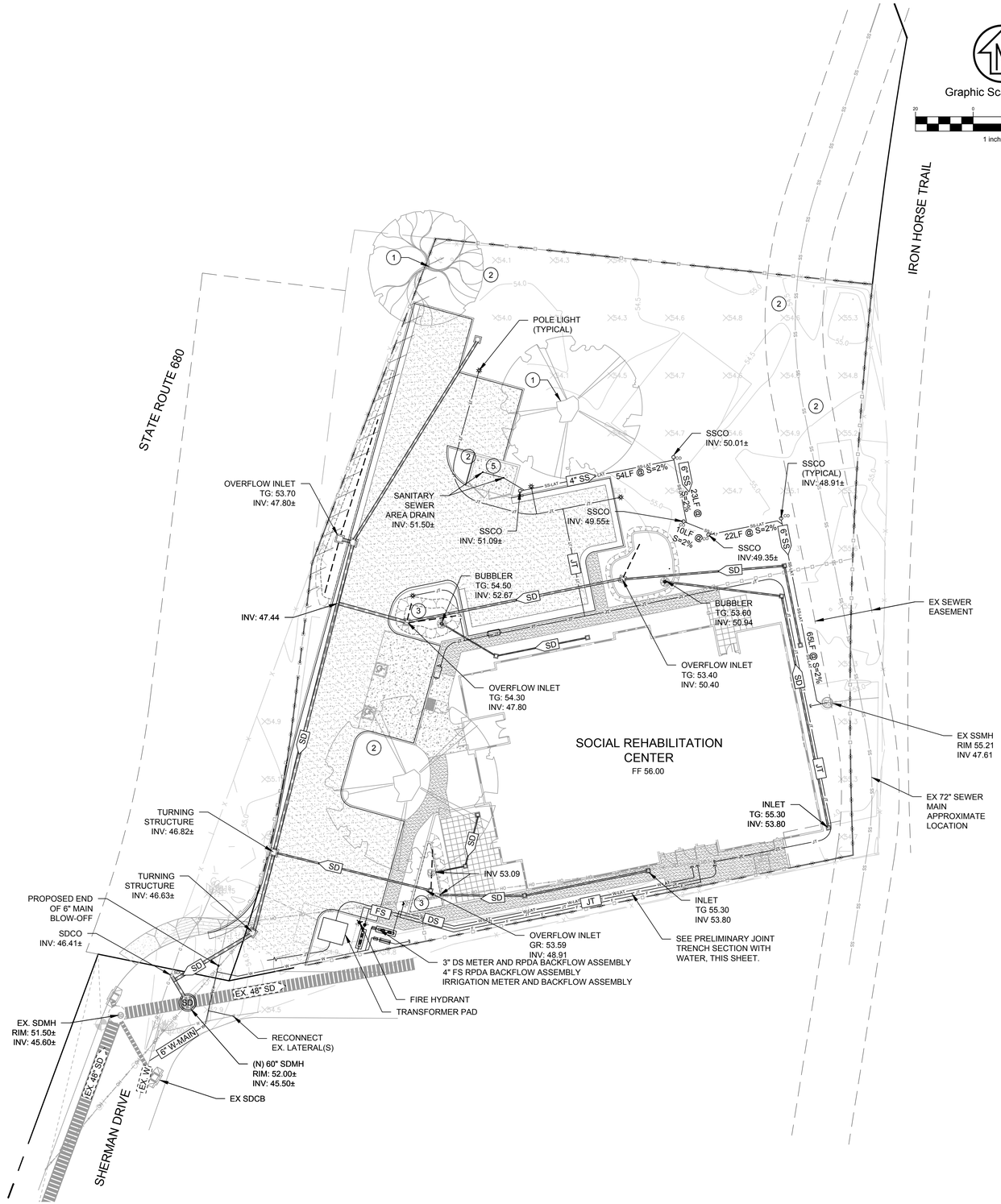
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Graphic Scale (in feet)

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1 inch = 20 ft.

KEYNOTES

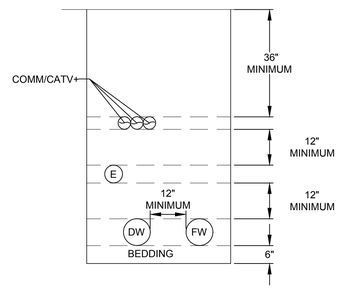
1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE.
   7.5" PORTLAND CEMENT CONCRETE FLOOR
   OVER 6" CLASS II AGGREGATE BASE
   WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.

UTILITY LEGEND

- EV CHARGING STATION
- FIRE HYDRANT
- SANITARY SEWER AREA DRAIN
- SSCO — SANITARY SEWER CLEANOUT
- SS — SANITARY SEWER MANHOLE
- SDCO — STORM DRAIN CLEANOUT
- STORM DRAIN INLET
- POLE LIGHT
- JT — JOINT TRENCH
- SS-LAT — SANITARY SEWER
- STORM DRAIN
- STORM DRAIN - PERFORATED PIPE
- W-LAT — WATER - DOMESTIC SERVICE
- F — WATER - FIRE SERVICE

ABBREVIATIONS:

DS	DOMESTIC SERVICE
FS	FIRE SERVICE
GR	GRATE
INV	INVERT
JT	JOINT TRENCH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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Sherman Recovery Center

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PRELIMINARY
UTILITY PLAN
PHASE 1

SCALE: 1"=20'
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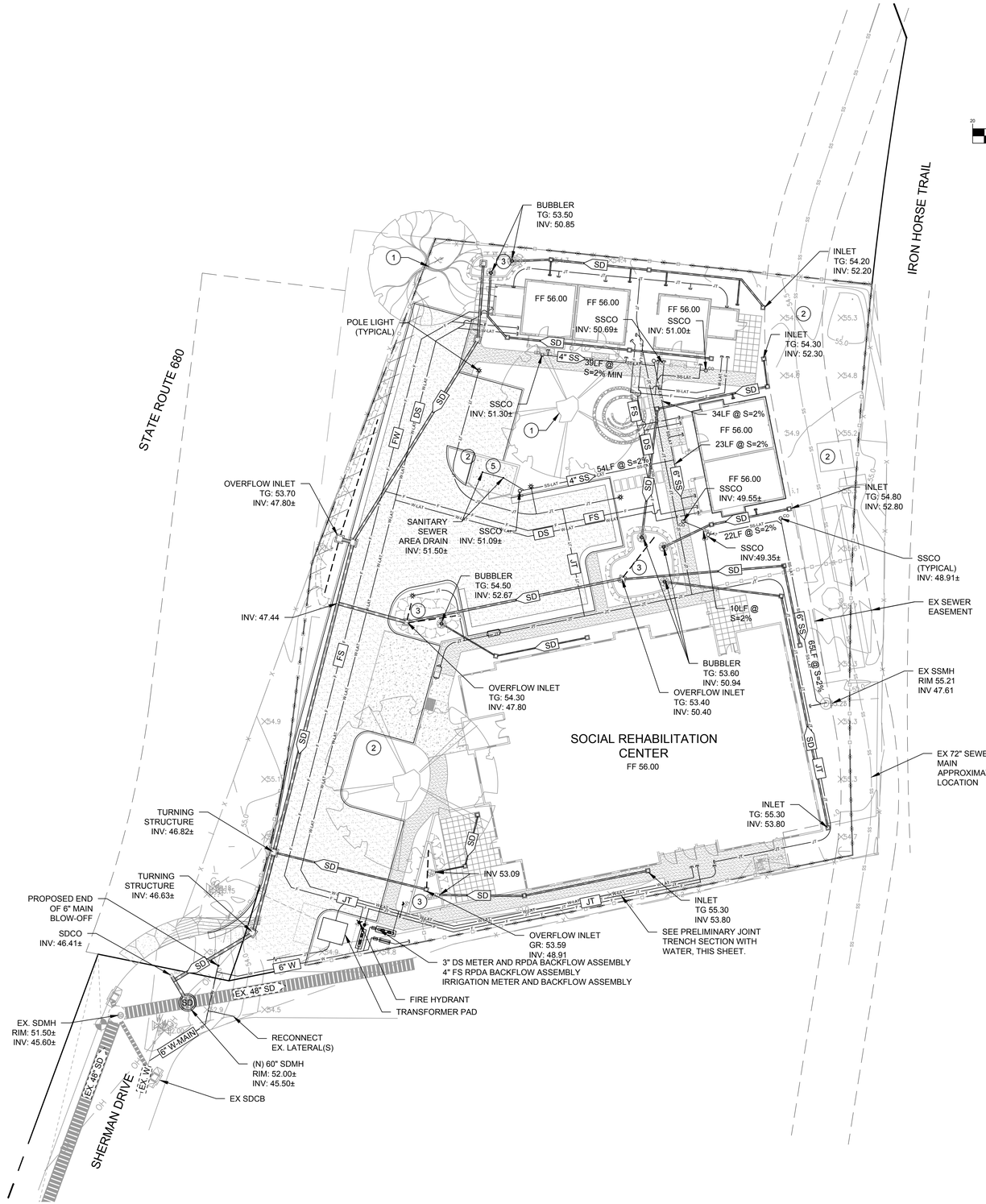
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Graphic Scale (in feet)

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KEYNOTES

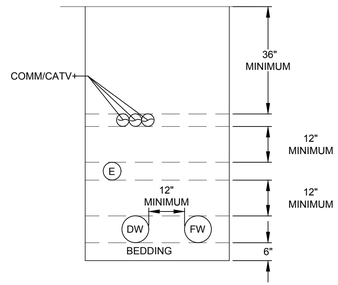
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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PRELIMINARY
UTILITY PLAN
PHASE 2

SCALE: 1"=20'
DATE: 1 / 2026

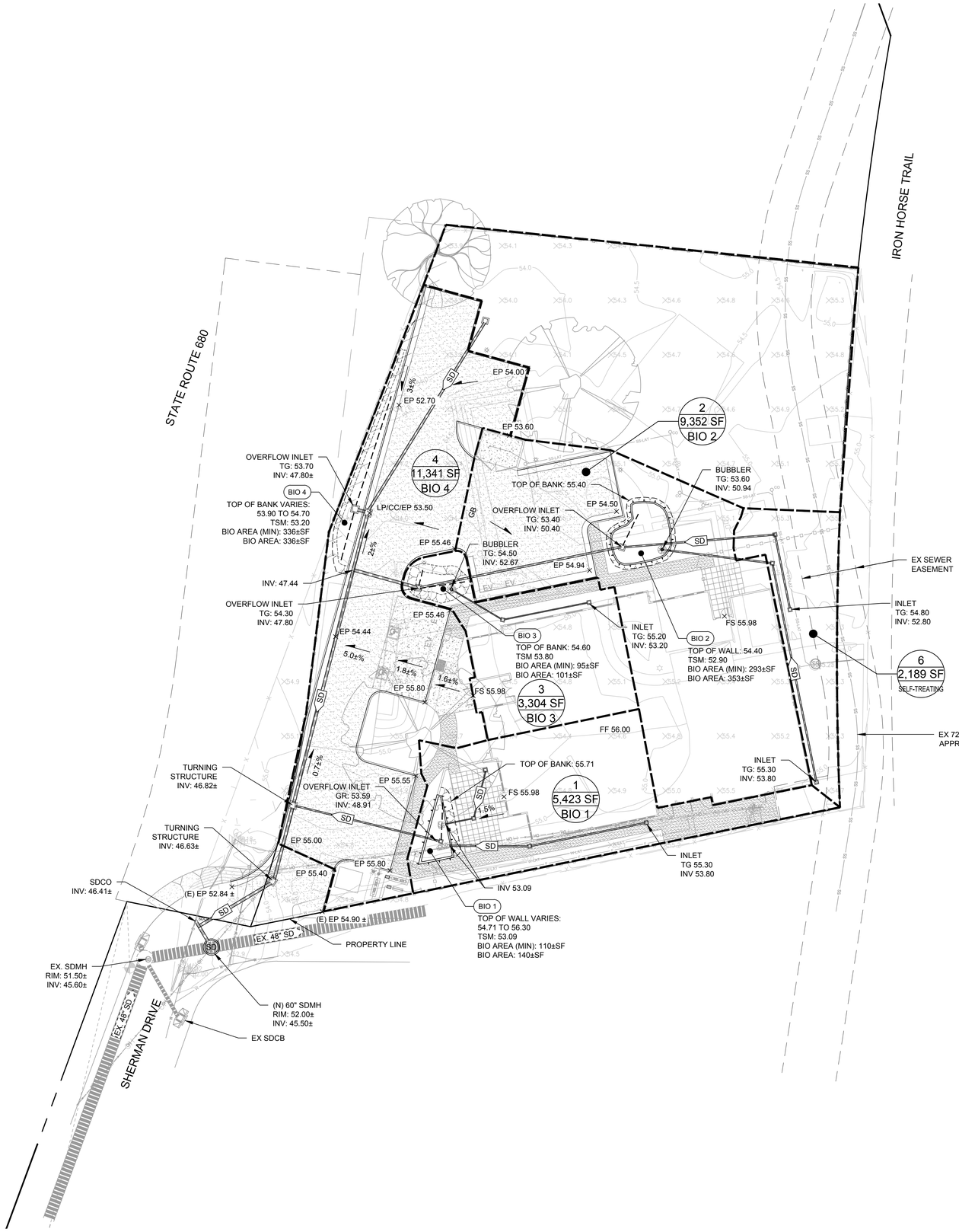
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LEGEND

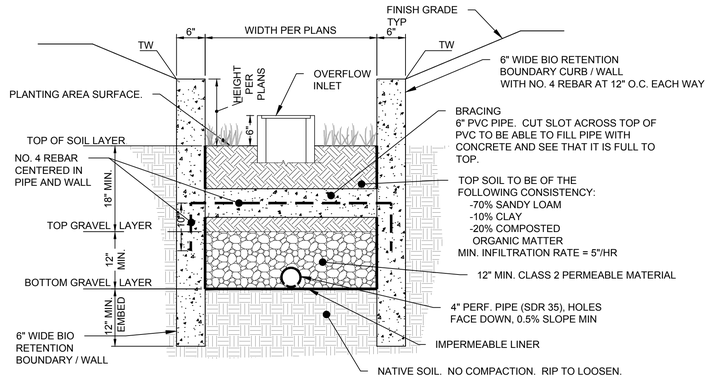
DMA # / XXX SF / BIO X	DRAINAGE MANAGEMENT AREA (DMA) IDENTIFICATION
	DMA AREA IN SQUARE FEET
	TREATMENT FACILITY
	DRAINAGE SUB-AREA BOUNDRY
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	DECOMPOSED GRANITE
	PAVERS

ABBREVIATIONS:

CC	CURB CUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX

NOTES:

1. FOR BIORETENTION FACILITIES 1, 2, AND 5, REFER TO DETAIL 1 - BIORETENTION AREA IN CURB, THIS SHEET.
2. FOR BIORETENTION FACILITY 3, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BB.
3. FOR BIORETENTION FACILITY 4, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BC1.3 "EXTENDED WALL" BELOW CURB & GUTTER.



NOTES:

1. BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 6" FROM TOP OF SOIL TO RIM OF OVERFLOW.
2. ELEVATION OF UNDERDRAIN DISCHARGE IS AT BASE OF GRAVEL LAYER.
3. CONNECT UNDERDRAIN TO STORMDRAIN INLET OR OUTFALL.
4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL
5. USE CHECKDAM FOR AREAS WHERE LONGITUDINAL SLOPE EXCEEDS 1%
6. PROVIDE LATERAL BRACING EVERY 6'

1 BIORETENTION AREA IN CURB DETAIL
SCALE: NTS

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Sherman Recovery Center

2025 SHERMAN DRIVE,
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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 1

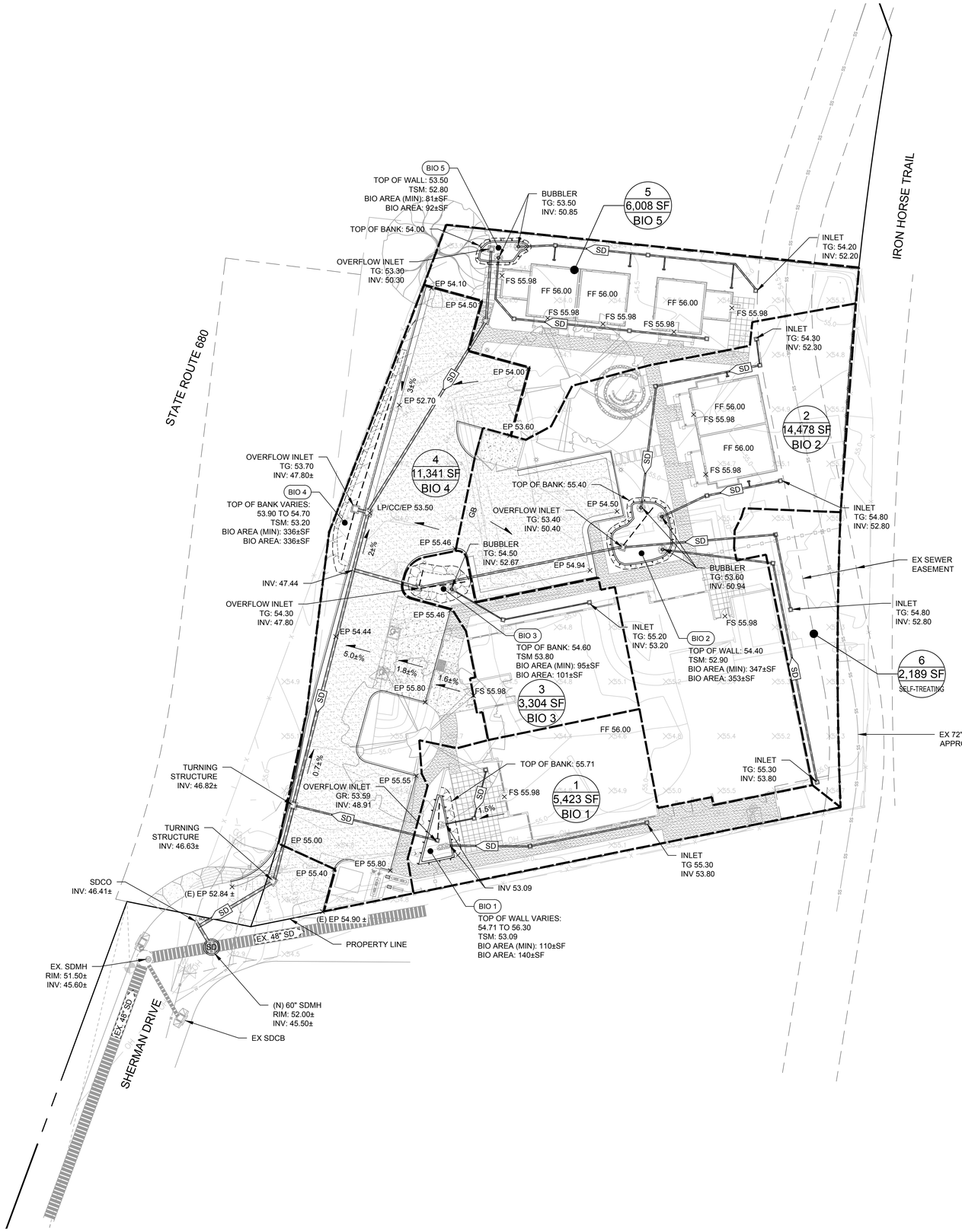
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DATE: 1 / 2026

REVISIONS:

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SHEET OF



Graphic Scale (in feet)

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1 inch = 20 ft.

LEGEND

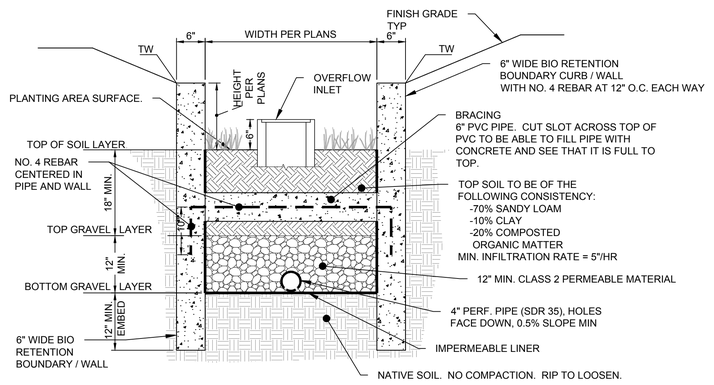
DMA # / XXX SF / BIO X	DRAINAGE MANAGEMENT AREA (DMA) IDENTIFICATION
	DMA AREA IN SQUARE FEET
	TREATMENT FACILITY
	DRAINAGE SUB-AREA BOUNDRY
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	DECOMPOSED GRANITE
	PAVERS

ABBREVIATIONS:

CC	CURB CUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
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NOTES:

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2. ELEVATION OF UNDERDRAIN DISCHARGE IS AT BASE OF GRAVEL LAYER.
3. CONNECT UNDERDRAIN TO STORMDRAIN INLET OR OUTFALL.
4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL
5. USE CHECKDAM FOR AREAS WHERE LONGITUDINAL SLOPE EXCEEDS 1%
6. PROVIDE LATERAL BRACING EVERY 6'

1 BIORETENTION AREA IN CURB DETAIL
SCALE: NTS

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CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 2

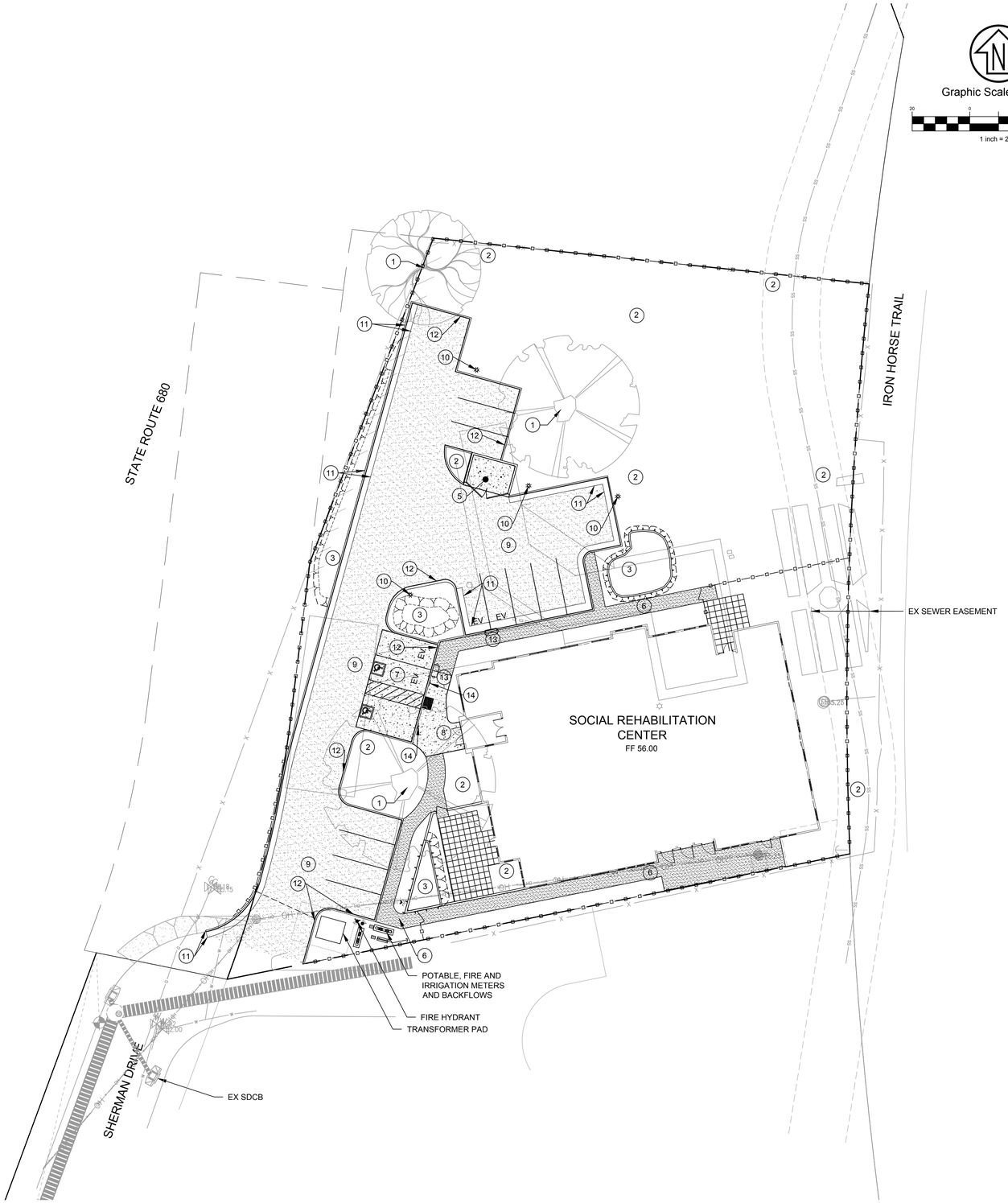
SCALE: 1"=20'
DATE: 1 / 2026

REVISIONS:

PROJECT NO. 001

C3.1

SHEET OF



KEYNOTES

1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

LCA ARCHITECTS

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PRELIMINARY
SITE PLAN
PHASE 1

SCALE: 1"=20'
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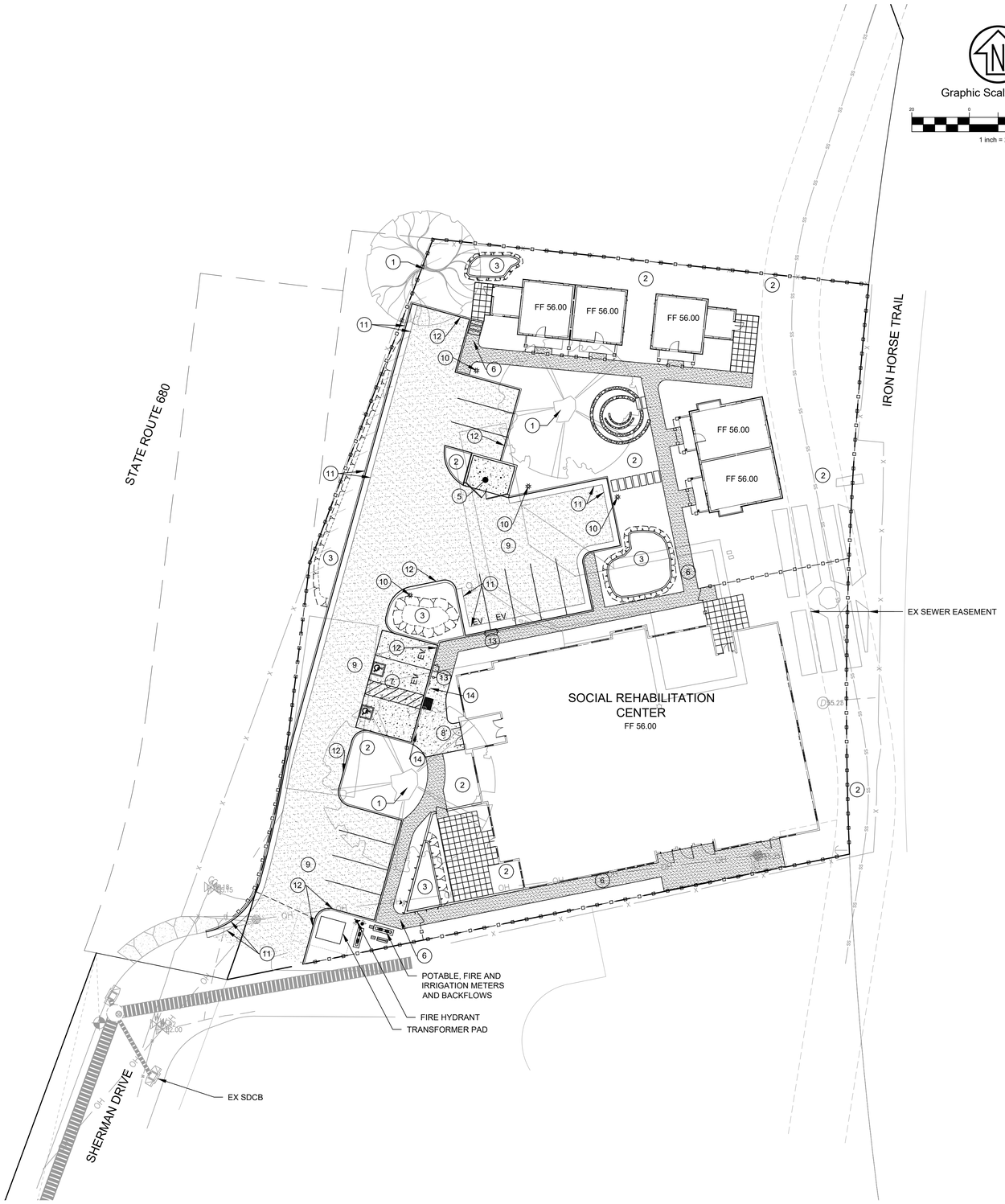
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1/15/2026 12:06 PM ####



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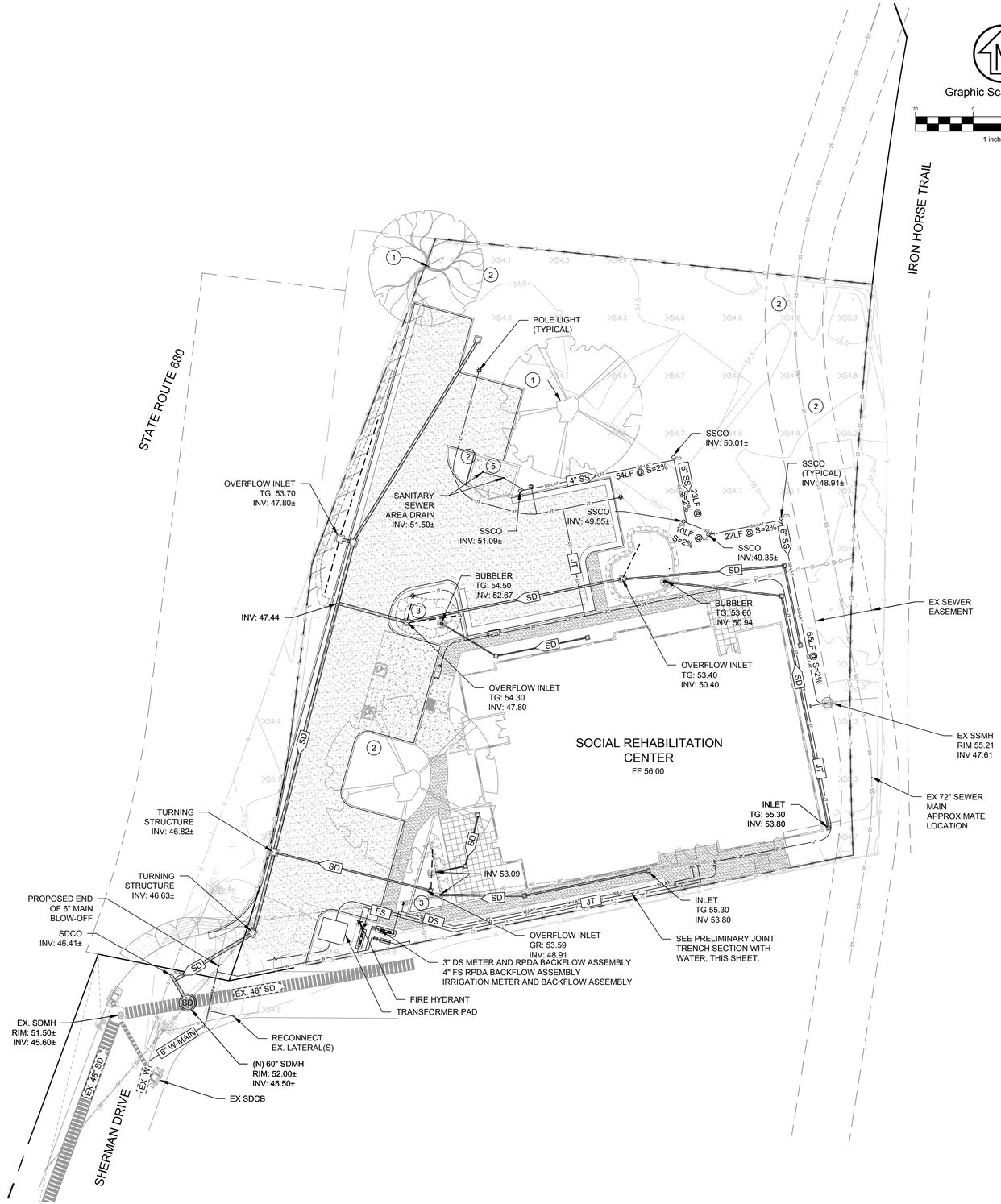
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Graphic Scale (in feet)

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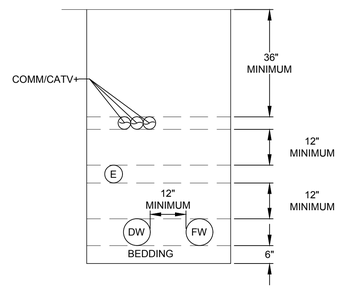
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

LCA ARCHITECTS

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
UTILITY PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

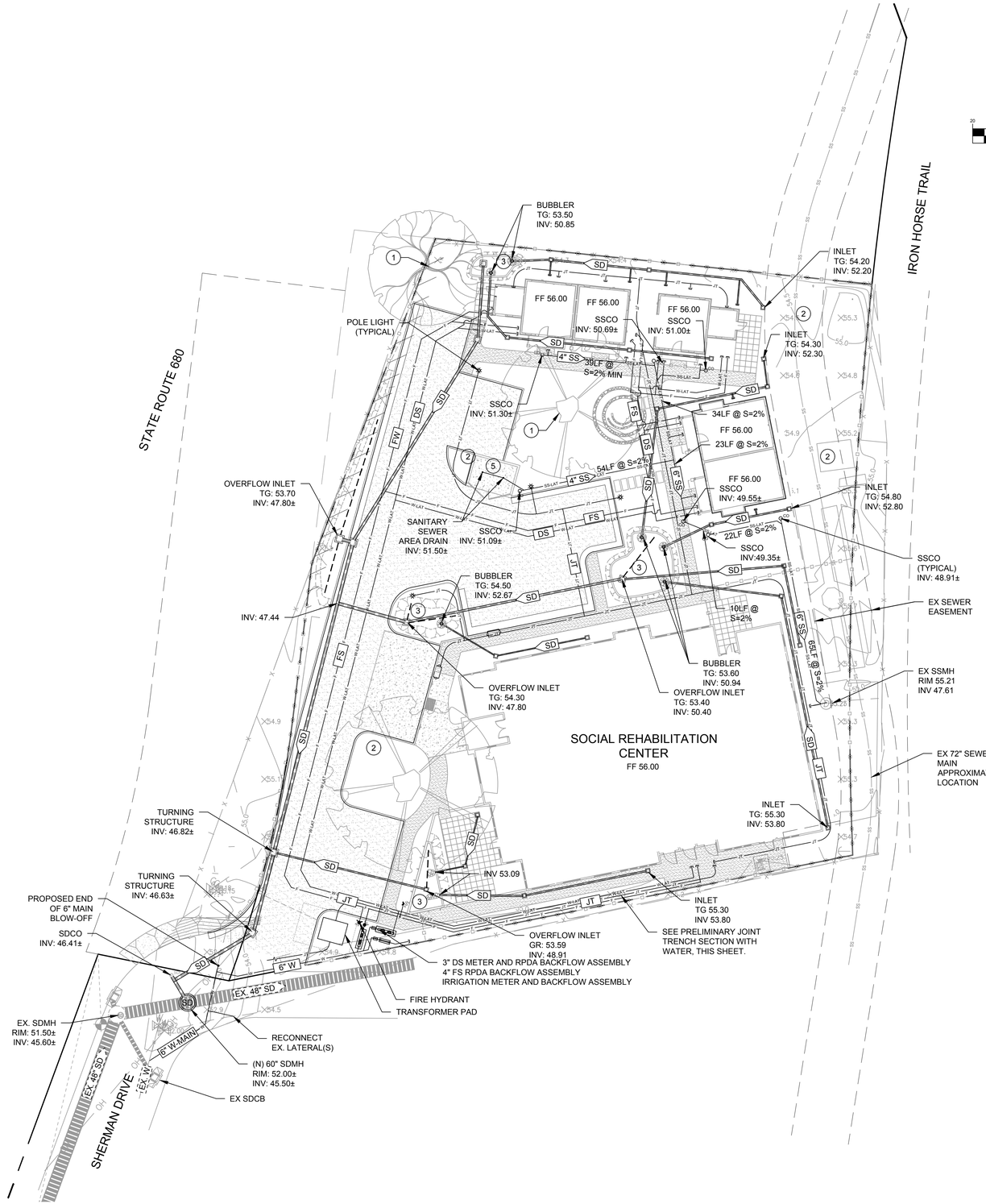
REVISIONS:

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Graphic Scale (in feet)

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1 inch = 20 ft.

KEYNOTES

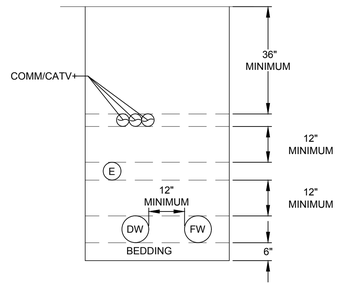
1. EXISTING TREE. PROTECT AND PRESERVE.
2. LANDSCAPE.
3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE.
   7.5" PORTLAND CEMENT CONCRETE FLOOR
   OVER 6" CLASS II AGGREGATE BASE
   WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.

UTILITY LEGEND

- EV CHARGING STATION
- FIRE HYDRANT
- SANITARY SEWER AREA DRAIN
- SSCO — SANITARY SEWER CLEANOUT
- SS — SANITARY SEWER MANHOLE
- SDCO — STORM DRAIN CLEANOUT
- STORM DRAIN INLET
- POLE LIGHT
- JT — JOINT TRENCH
- SS-LAT — SANITARY SEWER
- STORM DRAIN
- STORM DRAIN - PERFORATED PIPE
- W-LAT — WATER - DOMESTIC SERVICE
- F — WATER - FIRE SERVICE

ABBREVIATIONS:

DS	DOMESTIC SERVICE
FS	FIRE SERVICE
GR	GRATE
INV	INVERT
JT	JOINT TRENCH
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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PRELIMINARY
UTILITY PLAN
PHASE 2

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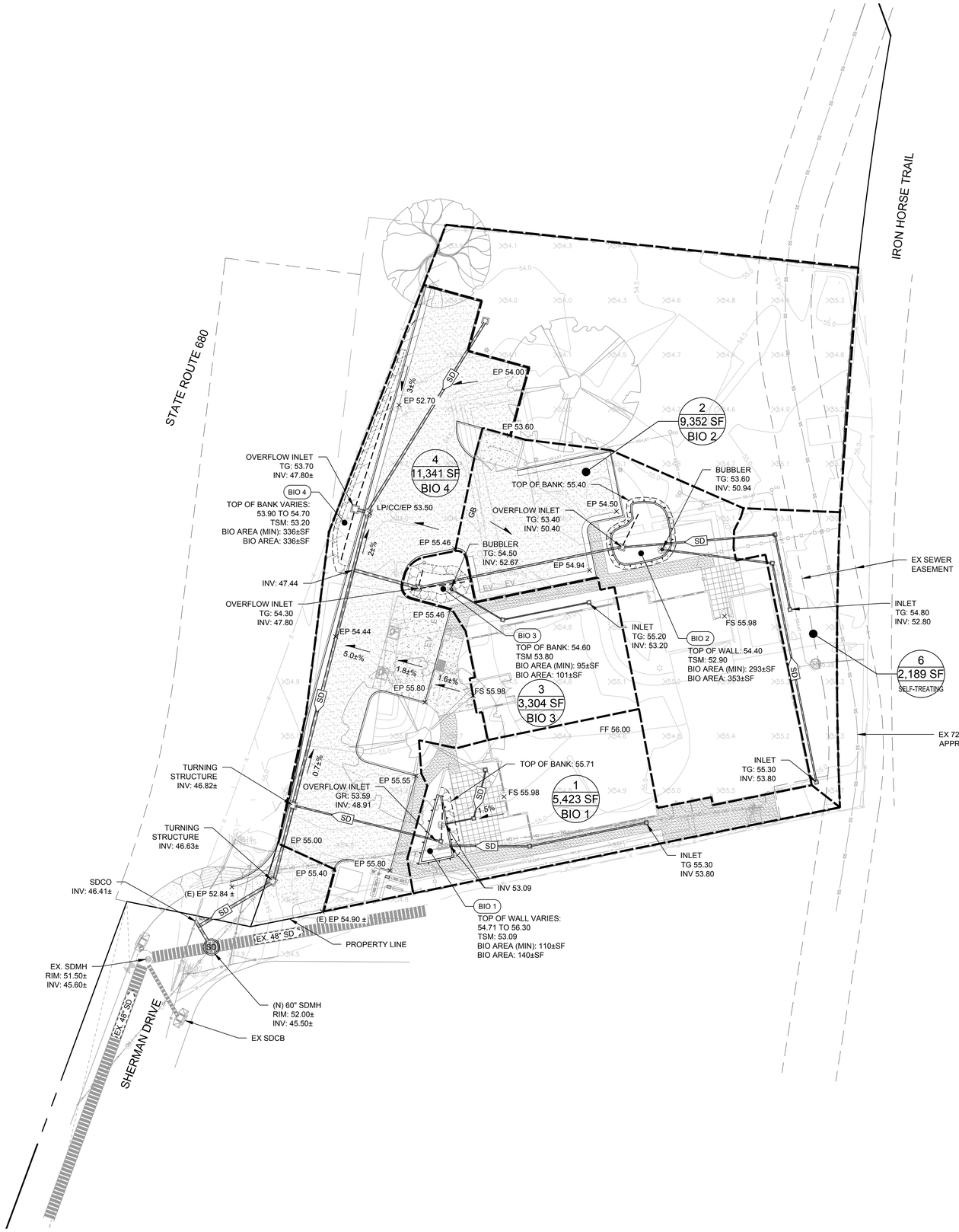
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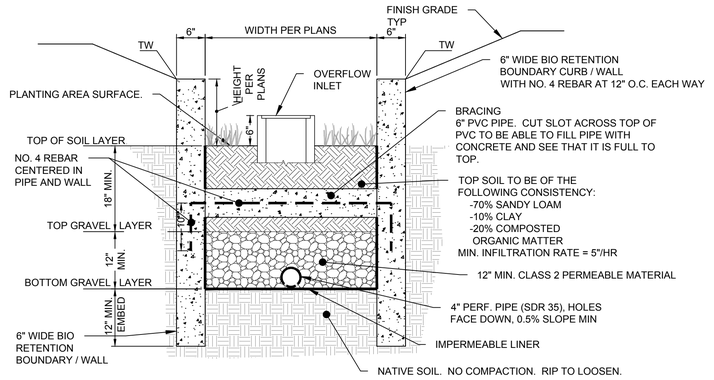
DMA # / XXX SF / BIO X	DRAINAGE MANAGEMENT AREA (DMA) IDENTIFICATION
	DMA AREA IN SQUARE FEET
	TREATMENT FACILITY
	DRAINAGE SUB-AREA BOUNDRY
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	DECOMPOSED GRANITE
	PAVERS

ABBREVIATIONS:

CC	CURB CUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX

NOTES:

1. FOR BIORETENTION FACILITIES 1, 2, AND 5, REFER TO DETAIL 1 - BIORETENTION AREA IN CURB, THIS SHEET.
2. FOR BIORETENTION FACILITY 3, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BB.
3. FOR BIORETENTION FACILITY 4, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BC1.3 "EXTENDED WALL" BELOW CURB & GUTTER.



NOTES:

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3. CONNECT UNDERDRAIN TO STORMDRAIN INLET OR OUTFALL.
4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL
5. USE CHECKDAM FOR AREAS WHERE LONGITUDINAL SLOPE EXCEEDS 1%
6. PROVIDE LATERAL BRACING EVERY 6'

1 BIORETENTION AREA IN CURB DETAIL
SCALE: NTS

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2025 SHERMAN DRIVE,
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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 1

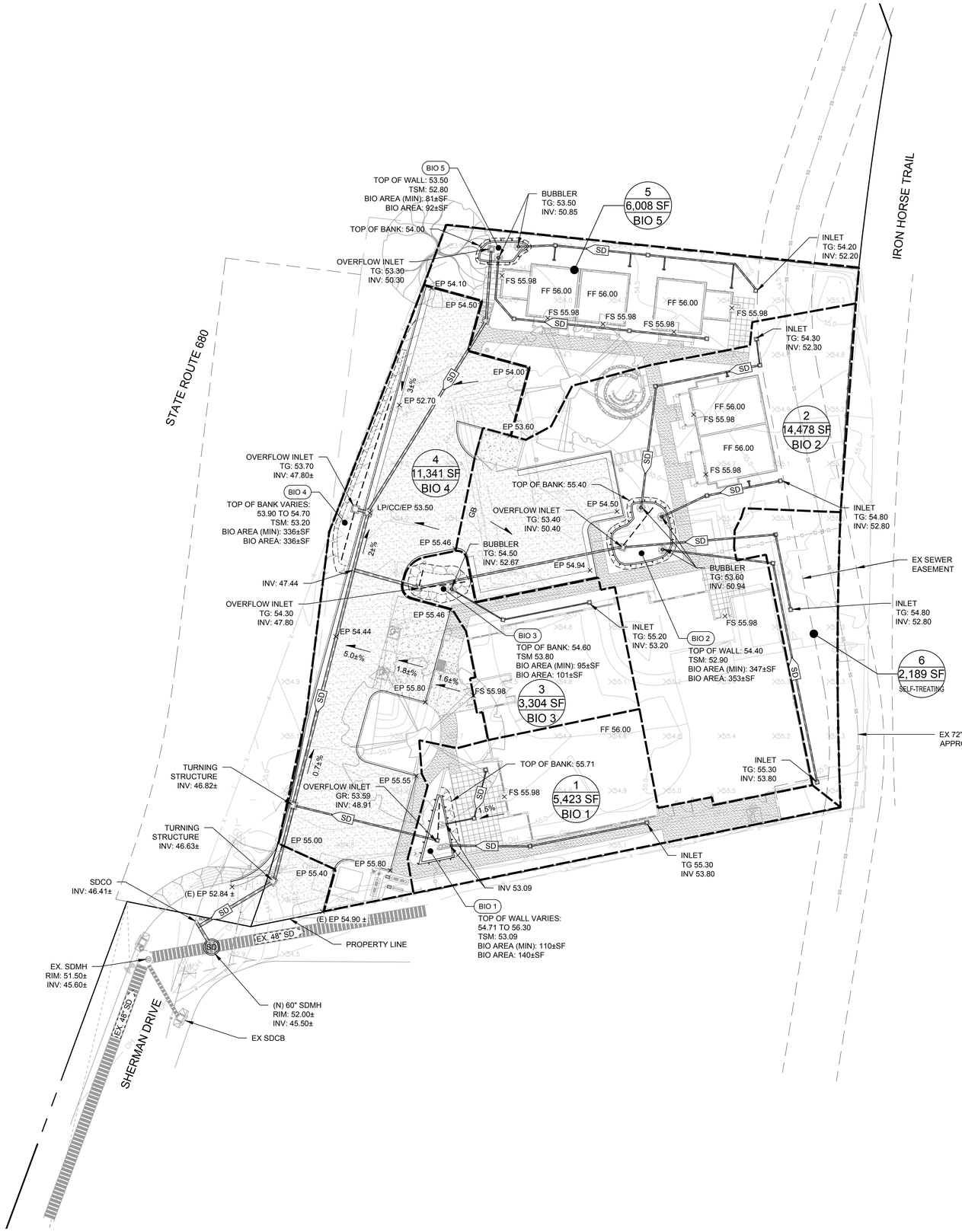
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SHEET OF



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LEGEND

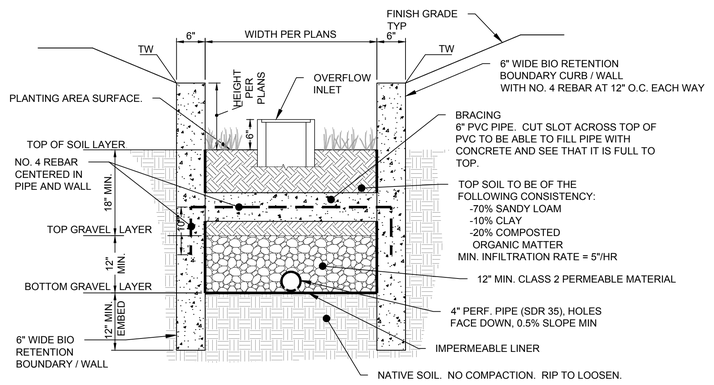
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	DMA AREA IN SQUARE FEET
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	ASPHALT CONCRETE PAVEMENT
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1 BIORETENTION AREA IN CURB DETAIL
SCALE: NTS

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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 2

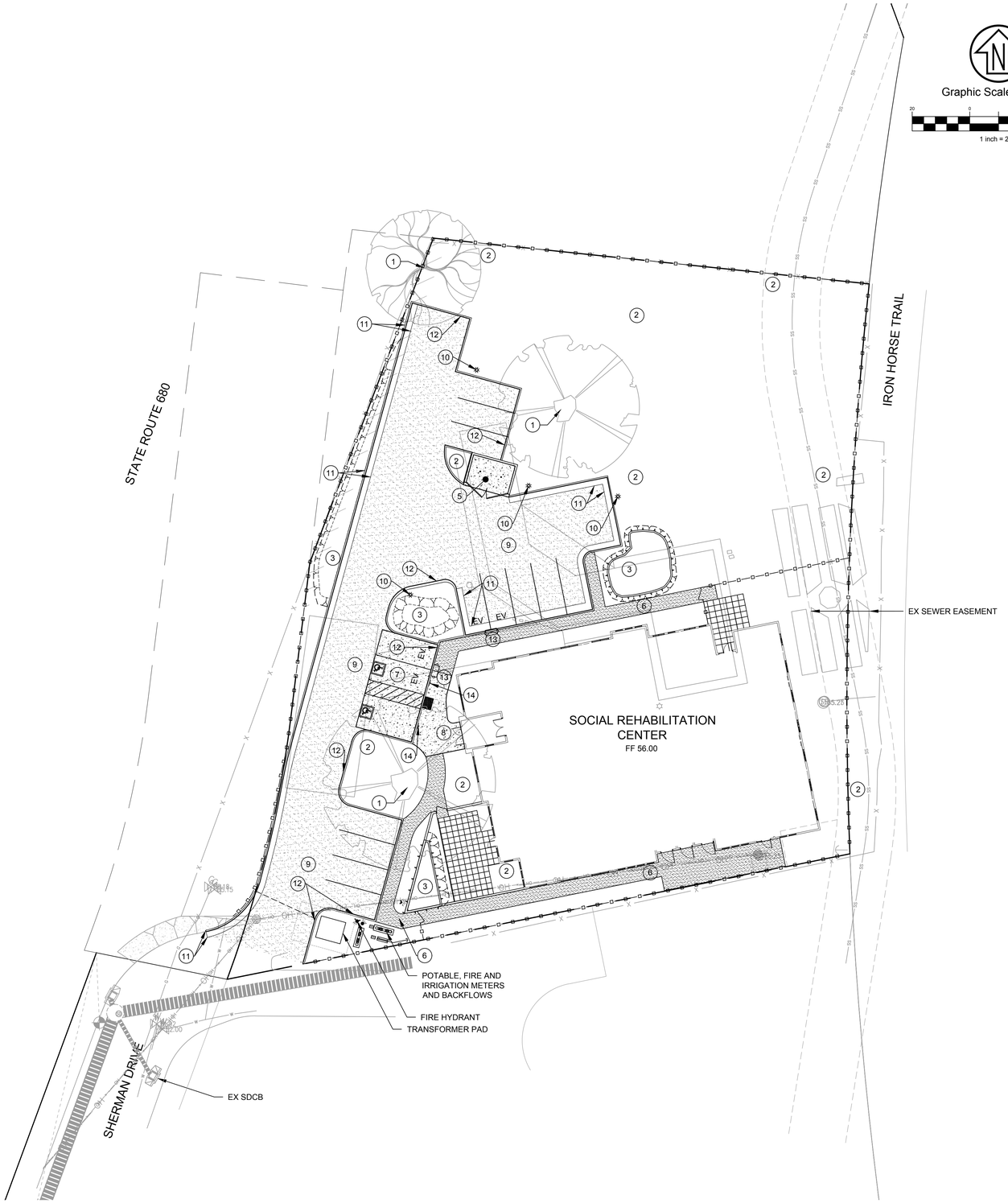
SCALE: 1"=20'
DATE: 1 / 2026

REVISIONS:

PROJECT NO. 001

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SHEET OF



KEYNOTES

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3. BIORETENTION IN LANDSCAPE WITH SUBDRAIN AND OVERFLOW.
4. OMITTED
5. ROOFED TRASH ENCLOSURE. 7.5" PORTLAND CEMENT CONCRETE FLOOR OVER 6" CLASS II AGGREGATE BASE WITH FLOOR DRAINS CONNECTED TO SANITARY SEWER.
6. DECOMPOSED GRANITE WITH METAL EDGING
7. 7.5" PORTLAND CEMENT CONCRETE OVER 6" CLASS II AGGREGATE BASE.
8. WALKWAY 4" PORTLAND CEMENT CONCRETE OVER 4" CLASS II AGGREGATE BASE.
9. 3.5" ASPHALT CONCRETE PAVEMENT OVER 11" CLASS II AGGREGATE BASE.
10. POLE LIGHT
11. 6" CURB WITH 24" GUTTER
12. 6" CURB
13. EV CHARGING STATION
14. SIGN
15. WHEELSTOPS - NOT SHOWN. QUANTITY: 8

LEGEND

- ASPHALT CONCRETE PAVEMENT
- PORTLAND CEMENT CONCRETE
- DECOMPOSED GRANITE
- PAVERS

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PRELIMINARY
SITE PLAN
PHASE 1

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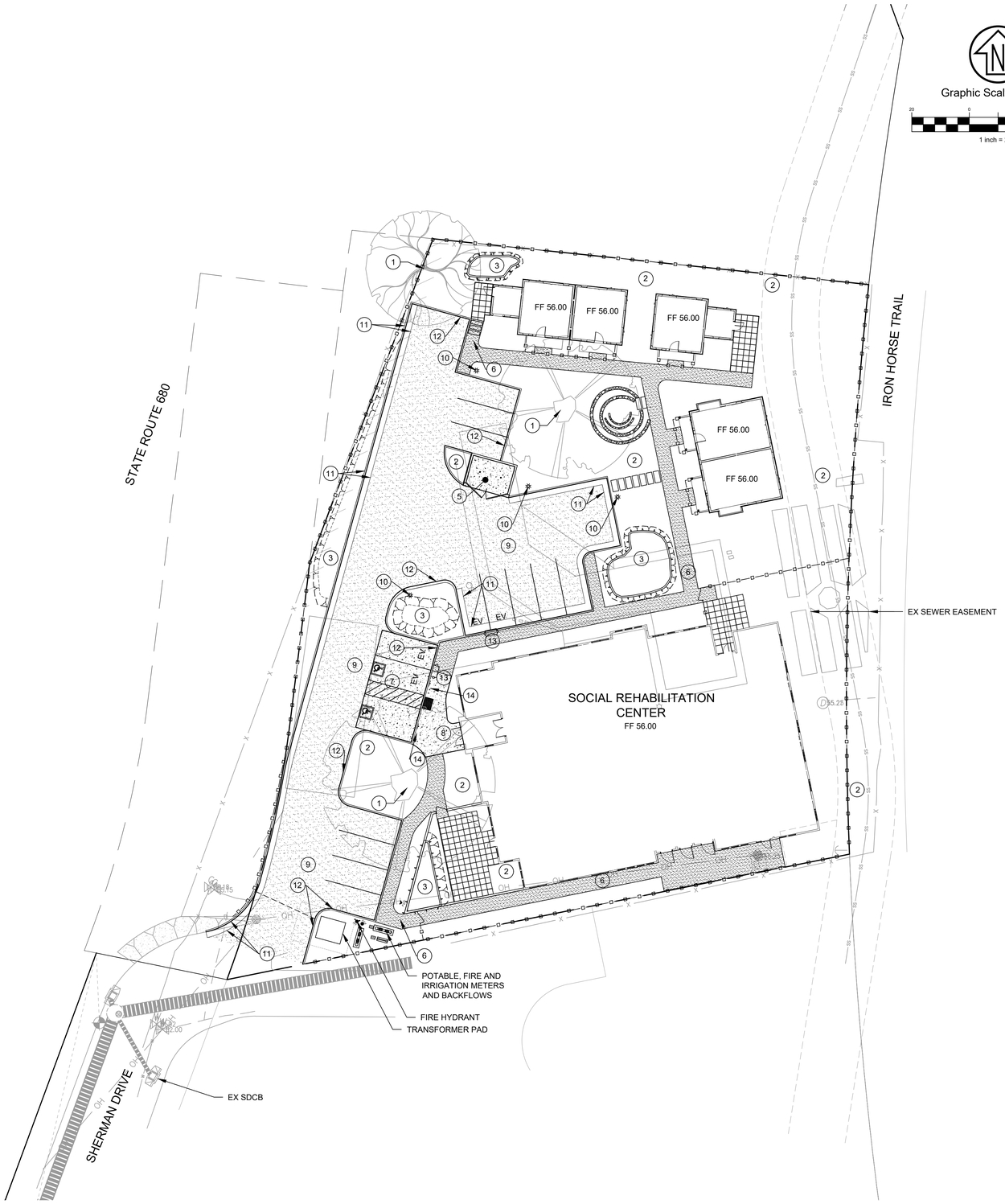
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LCA ARCHITECTS

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PRELIMINARY
SITE PLAN
PHASE 2

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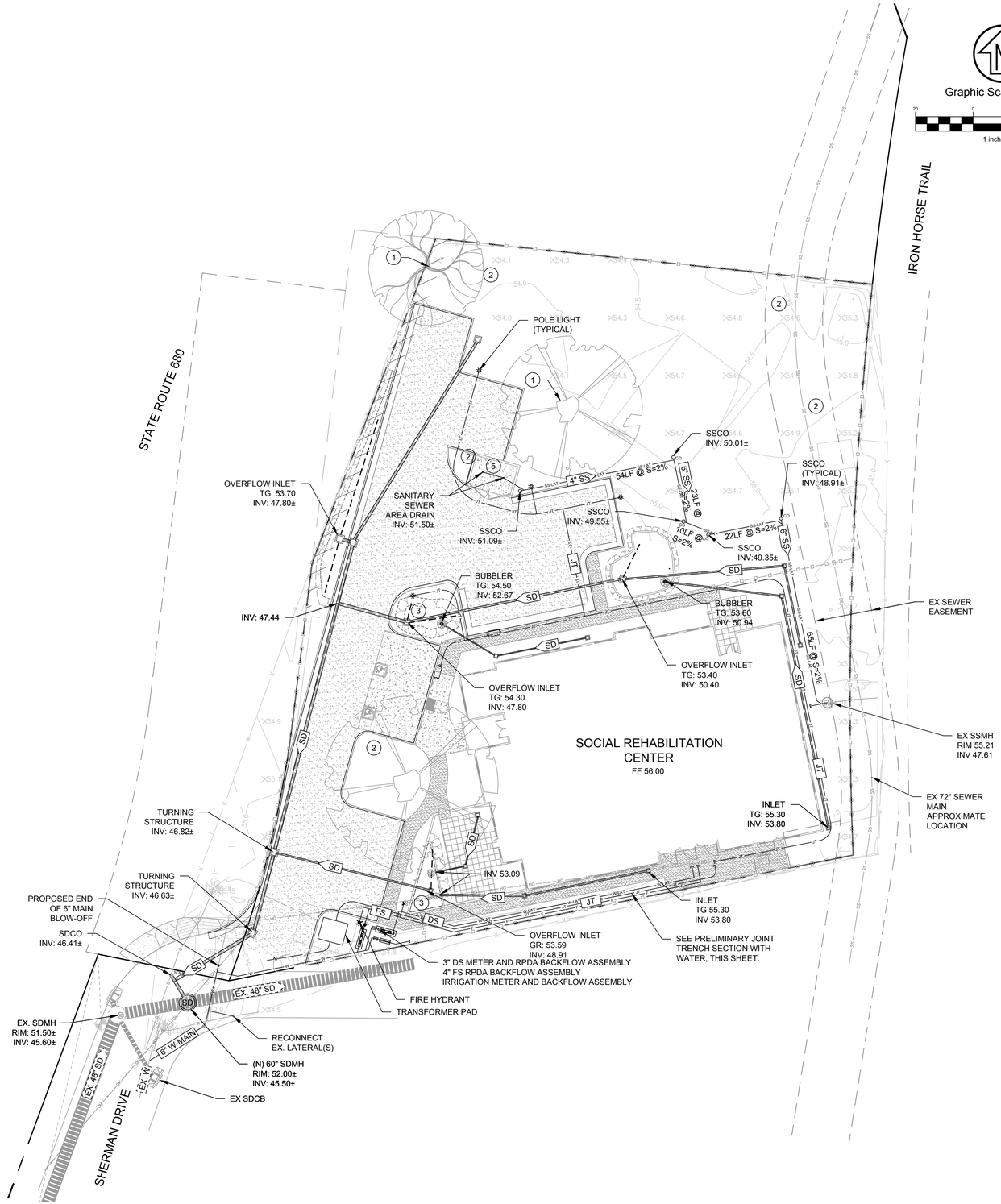
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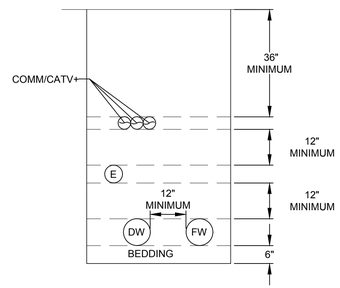
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
NTS

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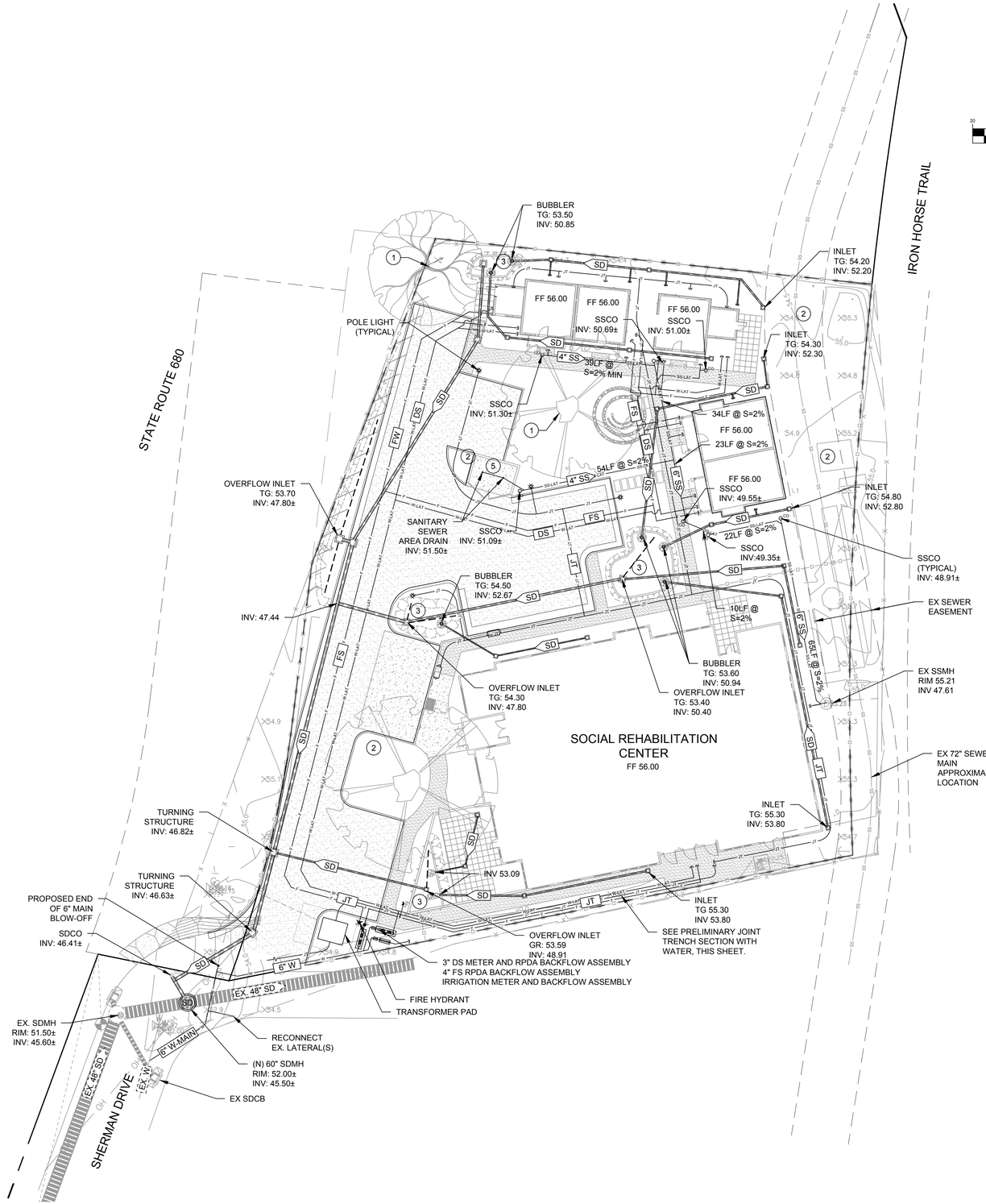
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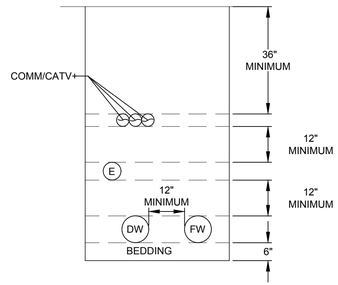
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PRELIMINARY JOINT TRENCH SECTION - WITH WATER
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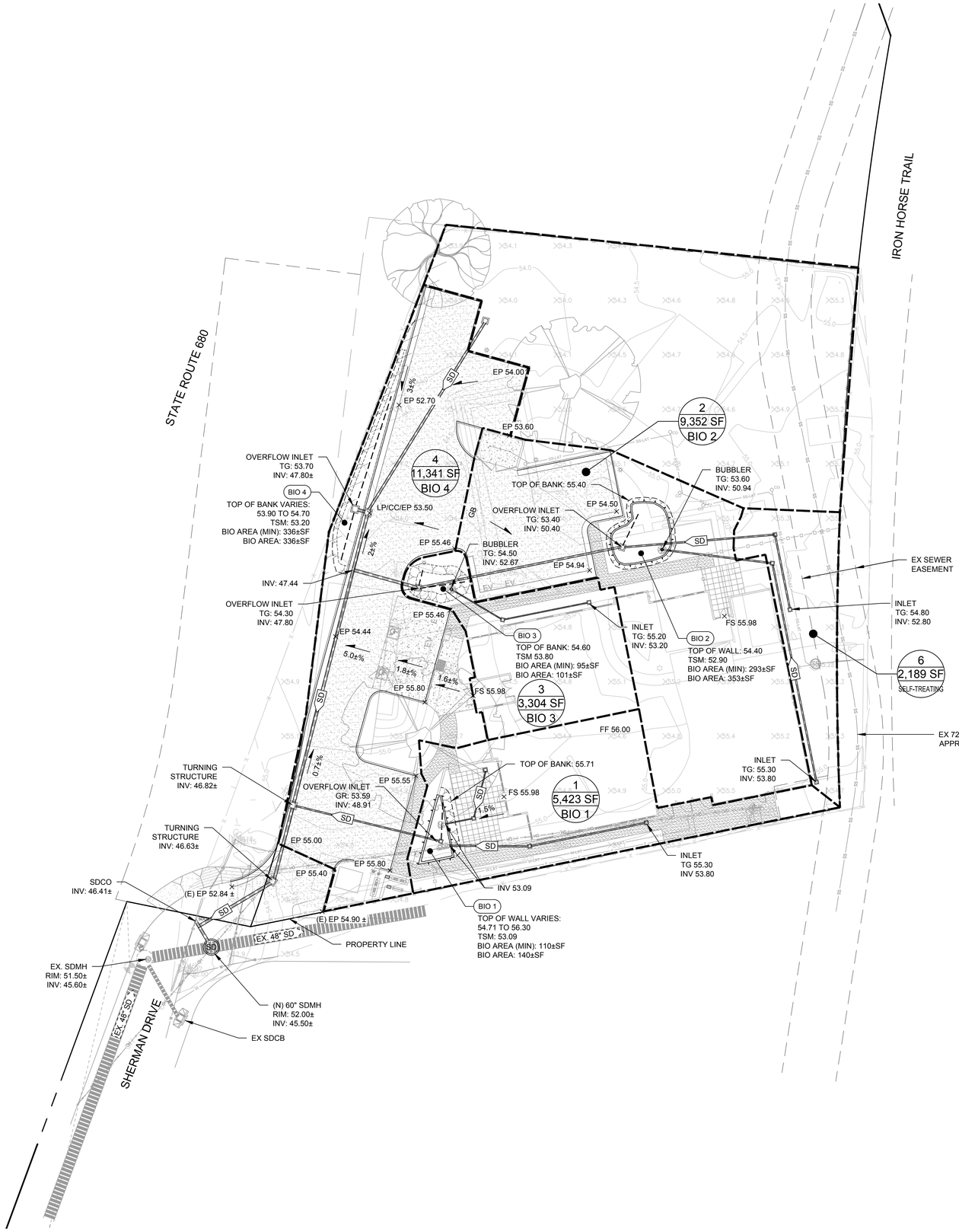
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Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

LEGEND

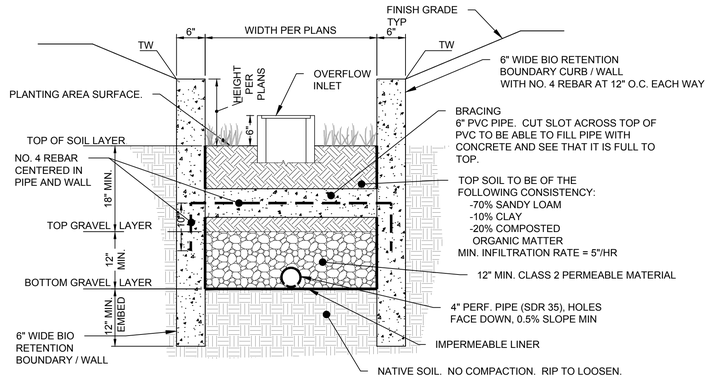
DMA # / XXX SF / BIO X	DRAINAGE MANAGEMENT AREA (DMA) IDENTIFICATION
	DMA AREA IN SQUARE FEET
	TREATMENT FACILITY
	DRAINAGE SUB-AREA BOUNDRY
	ASPHALT CONCRETE PAVEMENT
	PORTLAND CEMENT CONCRETE
	DECOMPOSED GRANITE
	PAVERS

ABBREVIATIONS:

CC	CURB CUT
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
GR	GRATE
INV	INVERT
LP	LOW POINT
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TG	TOP OF GRATE
TSM	TOP OF SOIL MIX

NOTES:

1. FOR BIORETENTION FACILITIES 1, 2, AND 5, REFER TO DETAIL 1 - BIORETENTION AREA IN CURB, THIS SHEET.
2. FOR BIORETENTION FACILITY 3, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BB.
3. FOR BIORETENTION FACILITY 4, SEE CONTRA COSTA CLEAN WATER PROGRAM, STORMWATER C.3 GUIDEBOOK - APPENDIX F, DETAIL BC1.3 "EXTENDED WALL" BELOW CURB & GUTTER.



NOTES:

1. BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 6" FROM TOP OF SOIL TO RIM OF OVERFLOW.
2. ELEVATION OF UNDERDRAIN DISCHARGE IS AT BASE OF GRAVEL LAYER.
3. CONNECT UNDERDRAIN TO STORMDRAIN INLET OR OUTFALL.
4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL
5. USE CHECKDAM FOR AREAS WHERE LONGITUDINAL SLOPE EXCEEDS 1%
6. PROVIDE LATERAL BRACING EVERY 6'

1 BIORETENTION AREA IN CURB DETAIL
SCALE: NTS

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 1

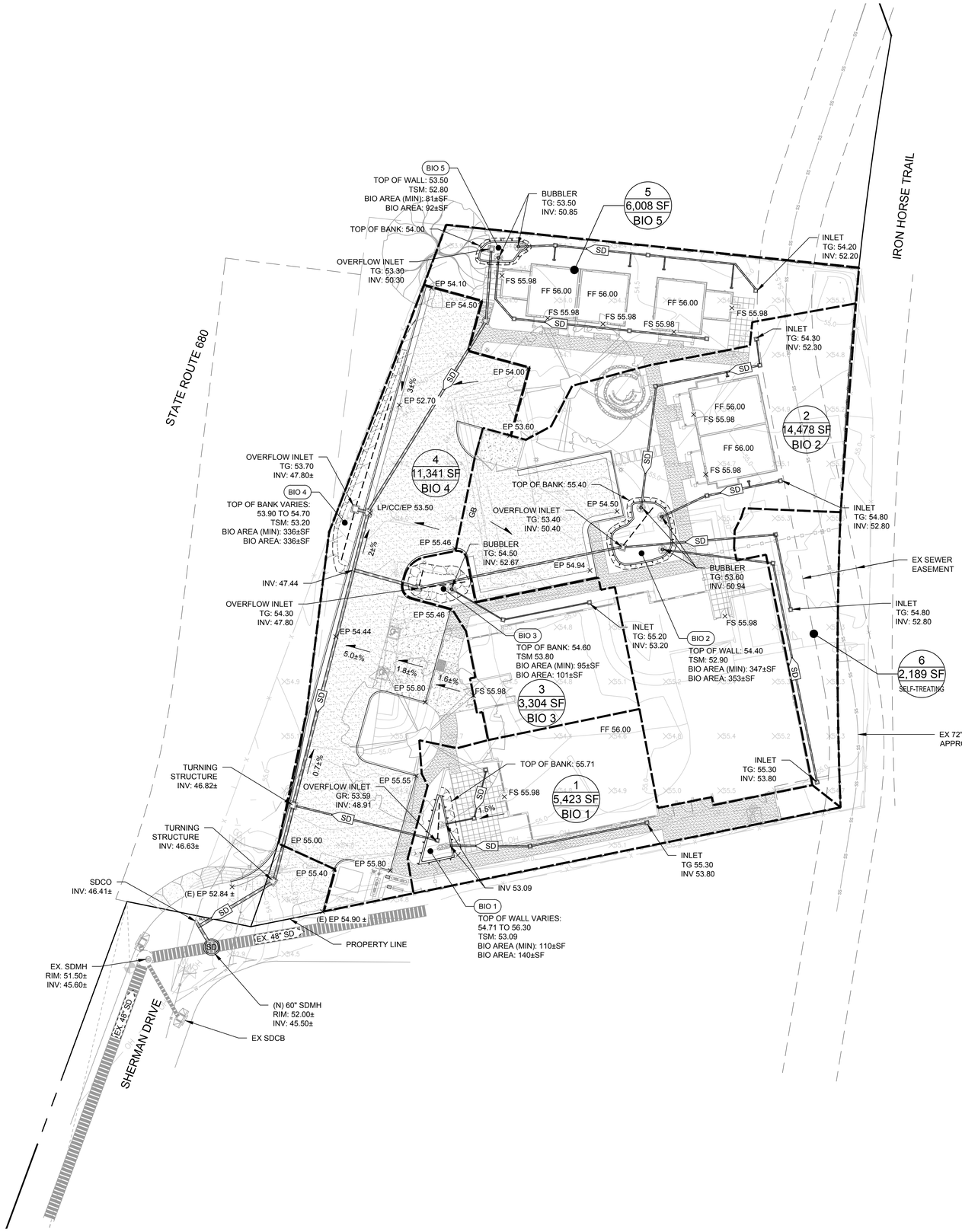
SCALE: 1"=20'
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C3.0

SHEET OF



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LEGEND

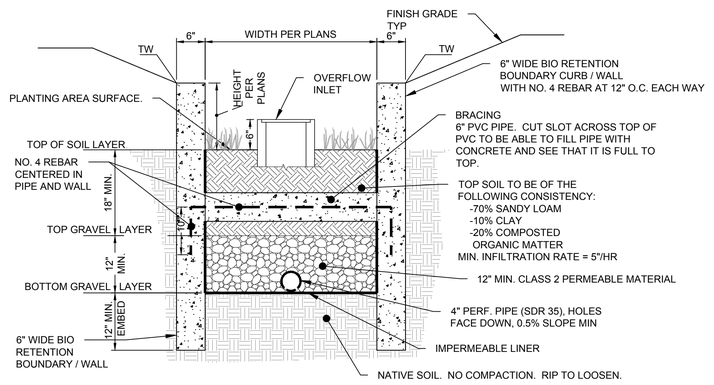
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SCALE: NTS

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2025 SHERMAN DRIVE,
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PRELIMINARY
STORMWATER
CONTROL PLAN
PHASE 2

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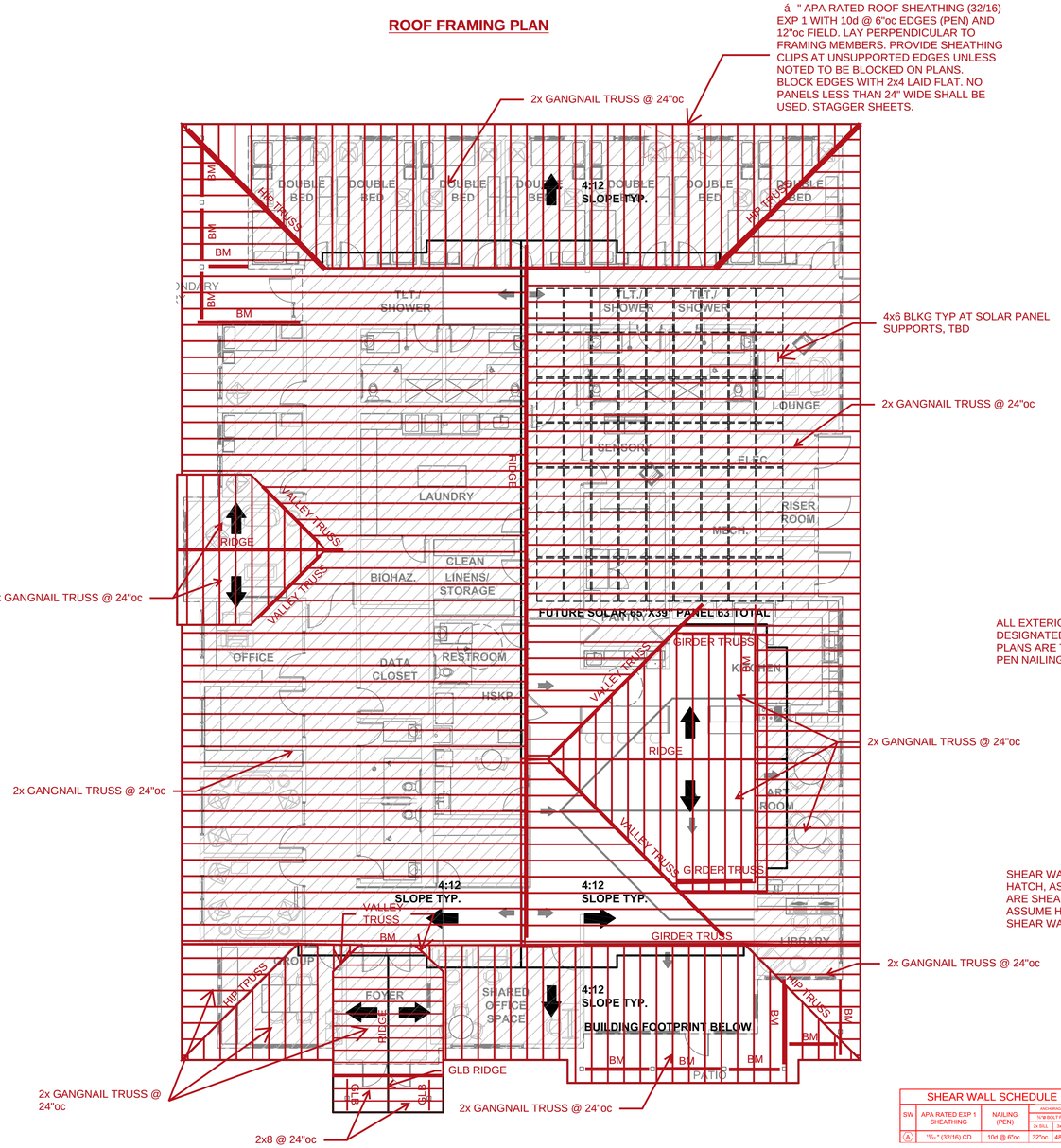
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SHEET OF

SHERMAN RECOVERY CENTER - CONCEPTUAL STRUCTURAL PLANS (NOT FOR CONSTRUCTION)

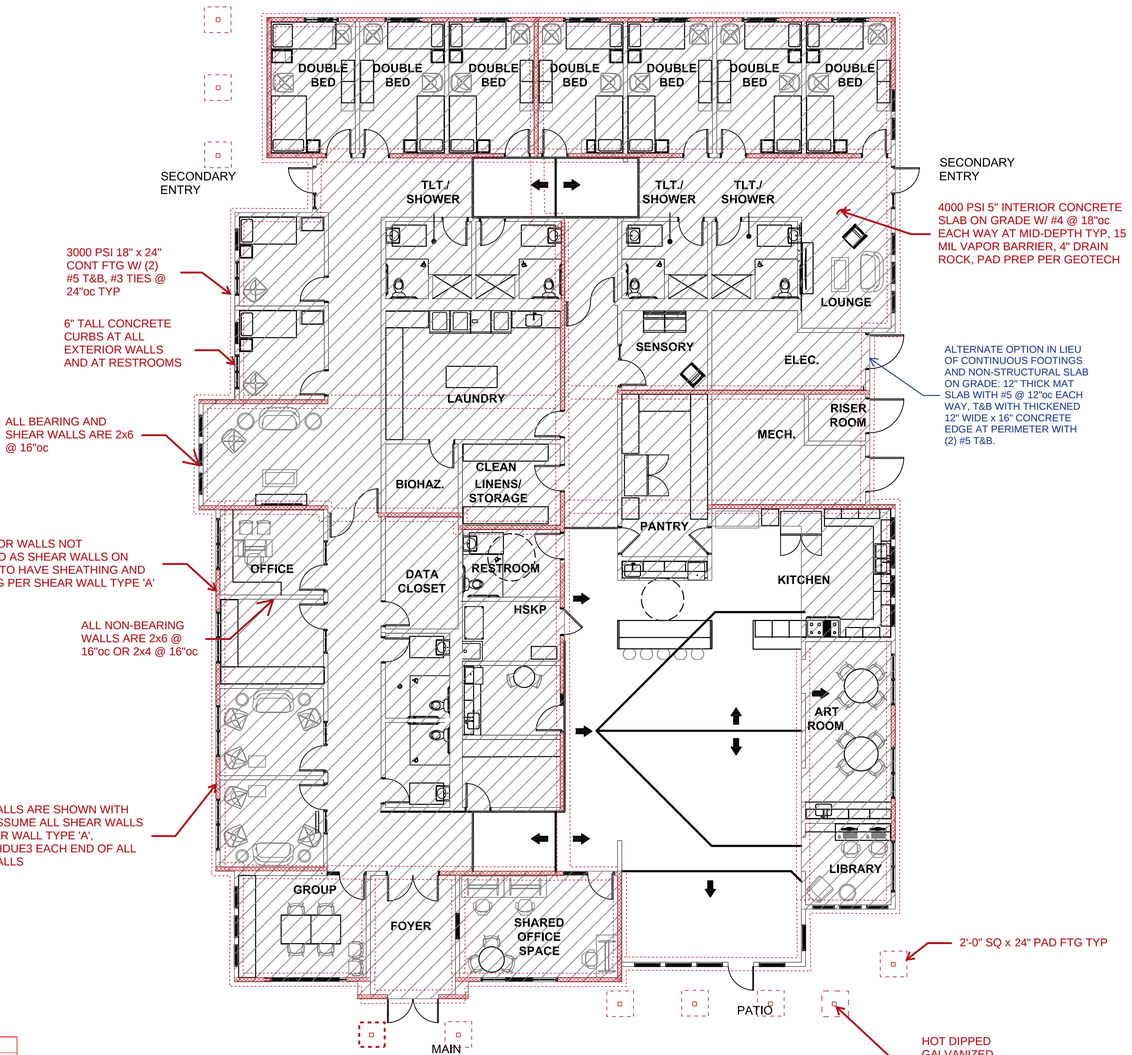
ZFA STRUCTURAL ENGINEERS
601 university ave | suite 185 | sacramento ca 95825 | 916.924.7024 | zfa.com

ROOF FRAMING PLAN



SHEAR WALL SCHEDULE				
SW	APA RATED EXP 1 SHEATHING	NAILING (PEN)	ANCHORAGE 5/8"Ø BOLT FDN	
			2x SILL	3x SILL
(A)	7/16" (32/16) CD	10d @ 6"oc	32"oc	48"oc

FOUNDATION PLAN



B MATERIAL DATA

(INFORMATION SHOWN IS FOR STRUCTURAL DESIGN REFERENCE ONLY. SEE THE PROJECT SPECIFICATIONS FOR ALL MATERIAL SPECIFICATIONS.)

CONCRETE 28-DAY MINIMUM DESIGN STRENGTH:
- F'_c = 3,000 PSI FOUNDATIONS (DESIGNED FOR 2,500 PSI)
- F'_c = 3,000 PSI INTERIOR SLAB ON GRADE

REINFORCING STEEL:
- ASTM A615 GRADE 60 OR A706 GRADE 60 (F_y = 60,000 PSI)

STRUCTURAL STEEL (UNO):
- ANGLES, CHANNELS, AND PLATES - ASTM A36 (F_y = 36,000 PSI)
- RECTANGULAR HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
- ROUND HSS - ASTM A500 GRADE C (F_y = 50,000 PSI)
- PIPES - ASTM A53 GRADE B (F_y = 35,000 PSI)

FASTENERS:
- MACHINE BOLTS - ASTM A307 GRADE A
- ANCHOR RODS - ASTM F1554 GR 36 OR ASTM A36 UNO
- ARC-WELDING ELECTRODES - E70

WOOD BASE DESIGN STRESSES (UNO):

SAWN LUMBER MEMBER	SPECIES AND MINIMUM GRADE, UNO	F_b (PSI)	F_v (PSI)	E (PSI)
6x POSTS	DOUGLAS FIR - #1	1200	170	$1.6x10^6$
6x BEAMS	DOUGLAS FIR - #1	1350	170	$1.6x10^6$
4x POSTS & BEAMS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x JOISTS, RAFTERS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
¾" MATERIAL	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
2x STUDS	DOUGLAS FIR - #1	1000	180	$1.7x10^6$
EXTERIOR FRAMING	REDWOOD - #1	775	160	$1.3x10^6$
EXTERIOR FRAMING	WESTERN CEDAR - #1	725	155	$1.0x10^6$

GLUE-LAMINATED WOOD DESIGN STRESSES:
- F_{bx} = 2,400 PSI, F_v = 265 PSI FOR SIMPLE SPAN BEAMS.

MANUFACTURED WOOD PRODUCTS:
- LVL (JOISTS) F_b = 2,600 PSI E = $2.0x10^6$ PSI
- LSL (BLOCKING, LEDGERS) F_b = 1,700 PSI E = $1.3x10^6$ PSI
- PSL (BEAMS, JOISTS) F_b = 2,900 PSI E = $2.2x10^6$ PSI
- PSL (POSTS) F'_c = 2,500 PSI (PARALLEL) E = $1.8x10^6$ PSI

FOR METAL CONNECTOR DESIGNATION REFER TO SIMPSON STRONG-TIE PER SPECIFICATIONS.

A DESIGN CRITERIA

DESIGN CRITERIA: 2025 CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2 (CBC)
ROOF DEAD LOAD: 25 PSF (ASSUMED)
ROOF LIVE LOAD: 20 PSF (REDUCIBLE)
SNOW LOAD: N/A
FUTURE SOLAR: 3 PSF
RISK CATEGORY: II
WIND DATA:
- ULTIMATE WIND SPEED (3 SEC GUST) IN MPH: 92
- WIND EXPOSURE: C
- INTERNAL WIND PRESSURE COEFFICIENT (GCPI) = ±0.18
- COMPONENTS AND CLADDING DESIGN PRESSURES FOR SYSTEMS DESIGNED BY OTHERS SHALL COMPLY WITH THE "ASCE 7-16" DESIGN STANDARD

EARTHQUAKE DATA:
- SEISMIC IMPORTANCE FACTOR: Ió: 1.0
- MAPPED SPECTRAL RESPONSE ACCELERATIONS: Sś = 2.59; Sį = 0.93
- SITE CLASS: F
- SPECTRAL RESPONSE COEFFICIENTS: SŹś = 1.54; SŹį = 1.26
- SEISMIC DESIGN CATEGORY: E
- SEISMIC FORCE RESISTING SYSTEM(S): WOOD FRAMED SHEAR WALLS
- RESPONSE MODIFICATION FACTOR(S): R = 6.5
- DESIGN BASE SHEAR: TBD
- SEISMIC RESPONSE COEFFICIENT(S): Cś = TBD
- ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE
- MAXIMUM ANTICIPATED STORY DRIFT = 0.02 X HEIGHT
- PROVIDE DEFORMATION COMPATIBILITY PER ASCE 7 SECTION 12.12.5 FOR NON-STRUCTURAL ITEMS, INCLUDING CLADDING, STAIRS, GLAZING, ETC.

SCOPE: NEW 1-STORY WOOD-FRAMED BUILDING.
SPECIAL STRUCTURAL REQUIREMENTS: PER MEETING WITH GEOTECHNICAL ENGINEERING FIRM ENGEO, CONVENTIONAL SHALLOW SPREAD FOOTING FOUNDATION MAY BE USED WITHOUT GROUND IMPROVEMENTS.

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SCALE:
DATE: 1 / 2026
REVISIONS:
PROJECT NO. 001

S1.0

SHEET OF

SPLIT SYSTEM VRF FAN COIL UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	SA CFM	RA CFM	OA CFM	ESP (IN. H20)	COOLING		HEATING TOTAL (MBH)	ELECTRICAL				OPER'G. WT.	CONNECTED TO
							TOTAL (MBH)	SENS. (MBH)		MCA	MAX. FUSE	VOLTS	PH.		
FC-1	MITSUBISHI	TPEFY-P048MH142A	1,200	960	240	0.85	48.0	37.5	54.0	4.16	15	208/230	1	160	HRU-1
FC-2	MITSUBISHI	TPEFY-P030MH142A	870	810	60	0.85	30.0	23.4	34.0	1.6	15	208/230	1	100	HRU-1
FC-3	MITSUBISHI	TPEFY-P024MH142A	600	385	40	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-4	MITSUBISHI	TPEFY-P024MH142A	580	385	30	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-5	MITSUBISHI	TPEFY-P024MH142A	540	385	90	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-6	MITSUBISHI	TPEFY-P027MH142A	720	600	120	0.85	27.0	21.1	30.0	2.4	15	208/230	1	125	HRU-1
FC-7	MITSUBISHI	TPEFY-P036MH142A	1,100	1,060	40	0.85	36.0	28.1	40.0	4.2	15	208/230	1	160	HRU-1
FC-8	MITSUBISHI	TPEFY-P027MH142A	720	660	60	0.85	27.0	21.1	30.0	2.4	15	208/230	1	125	HRU-1
FC-9	MITSUBISHI	TPEFY-P024MH142A	550	510	40	0.85	24.0	18.0	27.0	2.1	15	208/230	1	110	HRU-1
FC-10	MITSUBISHI	TPMFY-P015BM140G	280	260	20	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-11	MITSUBISHI	TPMFY-P015BM140G	280	250	30	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-12	MITSUBISHI	TPMFY-P015BM140G	360	280	80	0.01	15.0	11.7	17.0	0.33	15	208/230	1	38	HRU-1
FC-13	MITSUBISHI	TPKFY-P012LM140B	200	200	–	0.01	12.0	9.4	13.5	0.24	15	208/230	1	25	HRU-1
FC-13	MITSUBISHI	TPKFY-P012LM140B	200	200	–	0.01	12.0	9.4	13.5	0.24	15	208/230	1	25	HRU-1

NOTES:
1. ALL UNITS SHALL BE COMPLETE WITH CONDENSATE PUMP, 80% EFFICIENT (MERV 13) FILTER BOX ON RETURN AIR SIDE, MODEL TAR-40MAAU REMOTE CONTROLLER FOR EACH FAN COIL UNIT, TE-200A SYSTEM REMOTE CONTROLLER, BACNET MASTER, MODEL DPLS2 CONDENSATE OVERFLOW SENSOR.

HEAT RECOVERY UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	NOM. TONS	COOLING		HEATING TOTAL (MBH)	EER	IEER	ELECTRICAL				OPER'G. WT.	LOCATION
				TOTAL (MBH)	SENS. (MBH)				MCA	MAX. FUSE	VOLTS	PH.		
HRU-1	MITSUBISHI	TURY-E288ЗBN41AN	24	288.0	225.0	323.0	12.3	21.3	60/60	100/100	208/230	3	1,400	ROOF

NOTES:
1. ALL UNITS SHALL HAVE R-32 TYPE REFRIGERANT.
2. HRU-1 HAS TWO MODULES. EACH MODULE REQUIRES A SEPARATE ELECTRICAL CONNECTION.

BRANCH CONTROLLER SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	MAX. CONNECTED CAPACITY(MBH)	NUMBER OF BRANCHES	ELECTRICAL			CONNECTED TO	OPER'G. WT.	LOCATION
					MCA	VOLTS	PH.			
BC-1	MITSUBISHI	TCMB-M1016JA21N4	54.0	16	1.2	208/230	1	HRU-1	150	CEILING SPACE

NOTES:
1. PROVIDE JOINT KIT MODEL CMY-R160-J1 AND BRACH JOINTS FOR THE UNITS.

ENERGY RECOVERY VENTILATOR SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	AIR FLOW (CFM)			ELECTRICAL				OPER'G. WT.	LOCATION
			SUPPLY AIR	EXHAUST AIR	ESP (IN. H2O)	MCA	MAX. FUSE	VOLTS	PH.		
ERV-1	MITSUBISHI	TLGH-F1200RVX02A	850	1,000	0.55	10.4	15	208/230	1	260	CEILING

NOTES:
1. UNITS SHALL BE COMPLETE WITH 80% EFFICIENT (MERV 13) FILTERS AND INTERLOCK SWITCH WITH MITSUBISHI CONTROLLER.

SPLIT SYSTEM COOLING UNIT SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	NOM. TONS	CFM	ESP (IN. H20)	COOLING		ELECTRICAL					SEER	OPER'G. WT.	LOCATION	AREA SERVING
						TOTAL (MBH)	SENS. (MBH)	FAN HP	MCA	MAX. FUSE	VOLTS	PH.				
FC-A/CU-A FC-B/CU-B	MISUBISHI	TPKA-A0121LA/ TPUY-A0121KA7	1.0	412	0.10"	12.0	9.0	FR.	1/11	28	208/230	1	21.3	30/110	WALL/ROOF	IT ROOM

NOTES:
1. COMPLETE WITH REMOTE THERMOSTAT, CONDENSATE PUMP, AND FREEZE PROTECTION FOR LOW AMBIENT TEMPERATURE.
2. ALL UNITS SHALL HAVE R-32 TYPE REFRIGERANT.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	AREA SERVED	PERFORMANCE			ELECTRICAL			OPER'G. WT.	REMARKS
				CFM	ESP	RPM	VOLTS	PH.	WATTS		
EF-1	COOK	GC-188	LAUNDRY ROOM	200	0.60"	1,450	115	1	107	15	CONTROLLED BY FC-2 SUPPLY AIR FAN
EF-2	COOK	GC-168	BIO HAZARD	120	0.50"	1,160	115	1	53.8	12	RUN CONTINUOUSLY
EF-3	COOK	GC-188	ART ROOM	200	0.60"	1,450	115	1	107	15	CONTROLLED BY FC-12 SUPPLY AIR FAN

NOTES:
1. ALL EXHAUST FANS SHALL BE COMPLETE WITH A BACKDRAFT DAMPER.

MECHANICAL LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	SA	SUPPLY AIR DUCT
	RA	RETURN AIR DUCT
	EA	EXHAUST AIR DUCT
	CSD	CEILING SUPPLY DIFFUSER
	CRG	CEILING RETURN GRILLE
	CEG	CEILING EXHAUST GRILLE
	EF	CEILING EXHAUST FAN
	V.D.	MANUAL VOLUME DAMPER
	–	LOW PRESSURE FLEXIBLE DUCT
OR	–	DUCT RISER, ROOF PENETRATION
T/S	–	THERMOSTAT/SENSOR
SMD		MOTORIZED DAMPER WALL SWITCH
AC 1	–	EQUIPMENT TAG / EQUIPMENT NUMBER
	–	SQUARE-TO-ROUND TRANSITION
	–	ACOUSTICALLY LINED DUCT
FD	FD	FIRE DAMPER
FSD	FSD	FIRE SMOKE DAMPER
	V.D.	MANUAL VOLUME DAMPER
M	MD	MOTORIZED DAMPER
	C.F.F.	CAP FOR FUTURE
	–	FLEXIBLE CONNECTION
	–	POINT OF CONNECTION
–	AFF	ABOVE FINISHED FLOOR
–	AP	ACCESS PANEL
–	AC	AIR CONDITIONING
–	ARCH	ARCHITECT
–	BDD	BACK DRAFT DAMPER
–	CFF	CAP FOR FUTURE CONNECTION
–	CLG	CEILING
–	CFM	CUBIC FEET PER MINUTE
–	CU	CONDENSING UNIT
–	DET.	DETAIL
–	EF	EXHAUST FAN
–	GA	GAUGE
–	GC	GENERAL CONTRACTOR
–	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
–	HP	HORSE POWER
–	MAX	MAXIMUM
–	MIN	MINIMUM
–	MCA	MINIMUM CIRCUIT AMPACITY
–	MECH.	MECHANICAL
–	OSA	OUTSIDE AIR
–	TYP.	TYPICAL
–	WT	WEIGHT
–	W/	WITH
–	W/O	WITHOUT

MECHANICAL DRAWING INDEX

MARK	SHEET TITLE
M1.0	MECHANICAL NOTES, LEGEND, INDEX, and SCHEDULES
M2.0	MECHANICAL FLOOR PLAN

GENERAL NOTES

1. HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE 2025.
2. ALL MECHANICAL EQUIPMENT SHALL BE ANCHORED OR STRAPPED TO STRUCTURE TO RESIST EARTHQUAKE MOTION.
3. DUCT TRANSVERSE JOINTS AND LONGITUDINAL SEAMS SHALL BE SEALED IN ACCORDANCE WITH CMC SECTION 603.10 AND SMACNA DUCT CONSTRUCTION STANDARDS.
4. DUCT CONSTRUCTION: DUCT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARD FOR 2"W.G. STATIC TABLE 1-5. PERFORM A DUCT LEAKAGE TEST PER CMC SECTION 603.10.1.
5. INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDING SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED RATING OF NOT MORE THAN 50 WHEN TESTED AS A COMPOSITE INSTALLATION INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.
   5.1. FACTORY-MADE AIR DUCTS: SHALL BE CLASS 0 OR CLASS 1, DO NOT USE CLASS 2 DUCTS.
   5.2. DUCT LINING MATERIAL OWENS/CORNING 1" THICK AEROMAT DUCT LINER. MATERIAL SHALL HAVE A MOLD, HUMIDITY, AND CORROSION RESISTANCE SURFACE.
6. DUCTWORK, PLENUMS AND CASING CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH HVAC METAL DUCT STANDARDS MANUAL (LOW PRESSURE DUCT, 2" STATIC), LATEST EDITION AS ISSUED BY SMACNA AND SHALL CONFORM TO UNIFORM MECHANICAL CODE. MATERIAL SHALL BE GALVANIZED SHEET METAL.
7. SHEET METAL ROUND AND FLAT OVAL DUCT SHALL BE GALVANIZED SHEET METAL CONSTRUCTED PER SMACNA STANDARD.
8. FLEXIBLE DUCTWORK SHALL BE J.P. GENEFLEX, OR EQUAL, INSULATED FLEXIBLE DUCT RATED TO APPROXIMATELY 2" OPERATING PRESSURE FLEXIBLE DUCT SHALL COMPLY WITH UL-181 STANDARDS. USE WITH MANUFACTURER'S APPROVED BAND AND TAPE MATERIALS ONLY. MAXIMUM ALLOWABLE LENGTH SHALL NOT EXCEED 5' TO CONNECT THE DUCTWORK TO THE AIR TERMINAL DEVICES AND SHALL NOT BE USED IN LIEU OF RIGID ELBOW AND FITTING. SUPPORT FLEXIBLE DUCT AT 4 FEET INTERVALS. DUCT HANGERS SHALL BE A MINIMUM OF 1-1/2 INCH WIDE; OTHERWISE, PROVIDE SHEET METAL SADDLE TO COVER ONE-HALF OF DUCT CIRCUMFERENCE.
9. PROVIDE U.L. WALL PENETRATION ASSEMBLY FOR RATED WALLS FOR DUCTWORK PER U.L. SYSTEM NO. W-L-7042 & W-L-7040
10. COORDINATE EXACT LOCATION OF CUTTING OF FLOOR SLAB, ROOF OR WALLS WITH THE GENERAL CONTRACTOR.
11. ALL CONTROL SYSTEM WIRING, CONDUCTORS, TERMINATION FOR ALL MECH., SHALL BE PROVIDED AND INSTALLED BY MECH. CONTRACTOR. ALL LINE VOLTAGE WIRING, CONDUIT, BREAKERS, AND ROUGH-IN SHALL BE PERFORMED BY ELECTRICAL CONTRACTOR.
12. ALL AIR SYSTEMS SHALL BE BALANCED BY A QUALIFIED MECHANICAL CONTRACTOR, USING AABC, SMACNA, OR NEBB PROCEDURES. TESTING AND BALANCING SHALL BE PER REQUIREMENTS OF CMC SECTION 5.410.4.
13. PROVIDE PERMANENT ENGRAVED PLASTIC NAME PLATE FOR ALL EQUIPMENT'S INSTALLED, INDICATING THE PLAN DESIGNATION OF THE UNIT AND THE BUILDING AREA SERVED.
14. CONTRACTOR SHALL VERIFY ALL WORK CONDITIONS PRIOR TO COMMENCING WORK, INCLUDING, BUT NOT LIMITED TO DIMENSIONS, EQUIPMENT, STRUCTURAL ELEMENTS AND MATERIALS INDICATED AS EXISTING, AS WELL AS THE COORDINATED INSTALLATION OF ALL NEW WORK, MATERIALS, EQUIPMENT, ETC. COORDINATE THE LOCATION OF ALL ROOF MOUNTED EQUIPMENT WITH THE STRUCTURAL ENGINEER.
15. ALL EXTERIOR LOUVERS SHALL HAVE CORROSION RESISTANT PROTECTIVE SCREENS HAVING NOT LESS THAN 1/4" OPENINGS AND NOT MORE THAN 1/2" OPENINGS. CLOTHES DRYER VENTS ARE EXCLUDED.
16. ALL DUCTED FAN COIL UNITS AND ROOFTOP PACKAGED UNITS SHALL HAVE A MINIMUM OF MERV 13 (80% EFFICIENT) FILTERS.

2025 CAL Green Non-Residential Mandatory Measures

TESTING & ADJUSTING OF THE HVAC SYSTEM, SEC 5.410.4: PERFORM THE FOLLOWING TEST ON AC UNITS:

1. CHECK THE SUPPLY FAN AND VERIFY THE THE PROPER ROTATION ON THE FAN.
2. SET THE MOTOR RPM TO THE FULL CAPACITY AND VERIFY THAT THE MOTOR'S AMP DRAW DOES NOT EXCEED THE SPECIFIED VALUE BY THE MANUFACTURER.
3. CHECK THE REFRIGERANT SYSTEM AND VERIFY THAT THE REFRIGERANT CHARGE IS AT THE ACCEPTABLE LEVEL BY THE MANUFACTURER'S RECOMMENDATION. RUN THE UNIT AND VERIFY THE OPERATION OF THE ECONOMIZER AND ALL OTHER COMPONENTS.
4. THE SYSTEM SHALL BE BALANCED IN ACCORDANCE WITH THE PROCEDURES DEFINED BY THE TESTING ADJUSTING AND BALANCING BUREAU NATIONAL STANDARDS; THE NATIONAL ENVIRONMENTAL BALANCING BUREAU PROCEDURAL STANDARDS; OR ASSOCIATED AIR BALANCE COUNCIL NATIONAL STANDARDS.
5. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
6. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM.

COVERING OF DUCT OPENINGS, SEC 5.504.3:

1. AT THE TIME OF ROUGH INSTALLATION, OR DURING THE STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL.

FILTERS, SEC 5.504.5.3:

1. IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR PRIOR TO OCCUPANCY THAT PROVIDES AT LEAST A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 13.

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE, PLEASANT HILL CA 94523

ENGINEERING NETWORK
· CONSULTING ENGINEER ·
18 JULIE HIGHLANDS CT.
LAFAYETTE, CA 94549
PH: (925) 330-2404

MECHANICAL NOTES, LEGEND, INDEX & SCHEDULES

SCALE:

DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

M1.0

SHEET OF

Mechanical System Life-Cycle Analysis

The proposed mechanical system has been evaluated from a full life-cycle perspective, considering initial capital investment, operational energy performance, maintenance requirements, system durability, adaptability, and long-term replacement impacts. The selected heat-recovery heat pump strategy provides a balanced solution that minimizes total cost of ownership while supporting the County's sustainability, resilience, and operational goals.

Initial Capital and Installation Efficiency
The Mitsubishi variable refrigerant flow (VRF) heat recovery system offers a favorable life-cycle cost profile by reducing the need for large centralized mechanical rooms, extensive hydronic piping, boilers, cooling towers, and associated controls. Distributed fan coil units allow phased installation, simplified routing, and reduced structural and architectural impacts compared to traditional central plant systems. Standardized equipment types across zones further streamline procurement, spare parts stocking, and contractor familiarity, reducing both upfront and long-term service costs.

Energy Performance and Operating Cost
From an operational standpoint, the heat-recovery VRF system significantly reduces annual energy consumption by transferring heat between zones with simultaneous heating and cooling demands. This is particularly beneficial in a recovery center setting where residential rooms, administrative spaces, kitchens, and common areas experience varying thermal loads throughout the day. Integrated energy recovery ventilators further reduce heating and cooling loads by reclaiming energy from exhaust air, lowering utility costs while maintaining code-compliant ventilation rates. The all-electric system aligns with California's long-term decarbonization objectives and reduces exposure to future fossil fuel cost volatility.

Indoor Air Quality and System Longevity
Dedicated MERV-13 filtration at each fan coil unit improves indoor air quality while protecting internal system components from particulate buildup. Improved filtration reduces coil fouling, fan wear, and maintenance frequency, extending equipment life and sustaining system efficiency over time. Enhanced air quality also supports occupant health and reduces operational disruptions related to indoor environmental complaints.

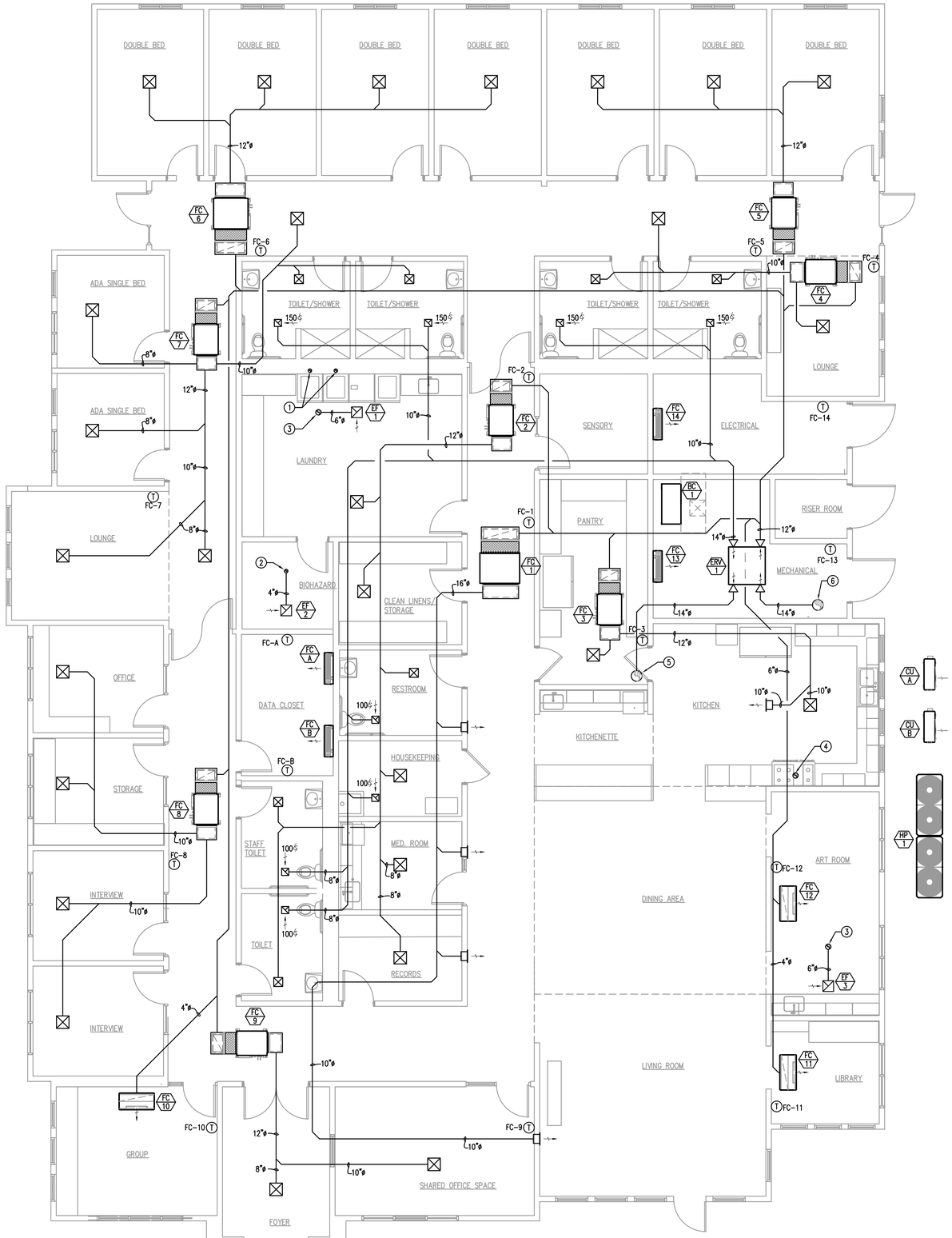
Maintenance and Serviceability
The decentralized nature of the system improves life-cycle reliability by avoiding single points of failure. Individual fan coil units, ERVs, and branch controllers can be serviced or replaced without impacting the entire facility. Routine maintenance tasks—filter replacement, coil cleaning, and sensor calibration—are localized and can be performed during normal operations with minimal disruption to residents. The Building Management System (BMS) enables proactive maintenance through fault detection, trend analysis, and performance monitoring, reducing emergency service calls and extending system lifespan.

Durability and Equipment Replacement Cycles
Major mechanical components are expected to follow predictable replacement cycles consistent with institutional facilities:
•Fan coil units and ERVs: 20–25 years with proper maintenance
•Outdoor heat pump units: 20–25 years
•Controls and sensors: 15–20 years, with incremental upgrades possible
•Ductwork: 40+ years, with minimal long-term degradation
Because the system is modular, equipment replacement can be phased over time rather than requiring large, single-event capital expenditures. This approach aligns well with County budgeting practices and long-range capital improvement planning.

Flexibility and Future Adaptability
The VRF-based system provides long-term adaptability to future programmatic changes, such as room reconfigurations, changes in occupancy patterns, or expanded treatment services. Zones can be modified or added with minimal disruption to existing systems, reducing the embodied carbon and material waste typically associated with major mechanical retrofits. The BMS infrastructure also allows for future integration with advanced analytics, demand response programs, or renewable energy strategies.

Environmental and Carbon Life-Cycle Considerations
By eliminating on-site combustion and leveraging high-efficiency electric heat pumps, the mechanical system reduces operational greenhouse gas emissions over its life span—particularly as California's electrical grid continues to decarbonize. Energy recovery ventilation and heat recovery between zones further reduce total energy demand, lowering both operational carbon emissions and long-term environmental impact compared to conventional HVAC systems.

Commissioning and Performance Verification
Comprehensive testing, adjusting, and balancing (TAB), along with commissioning prior to occupancy, ensures the system begins its service life operating at optimal performance. Proper commissioning reduces early-life failures, minimizes warranty issues, and establishes performance benchmarks that support ongoing system optimization throughout the facility's operational life.



SHEET NOTES:

1. 4"ø DRYER VENT UP THROUGH ROOF
2. 4"ø EXHAUST DUCT UP THROUGH ROOF
3. 6"ø EXHAUST DUCT UP THROUGH ROOF
4. 6"ø KITCHEN VENT DUCT UP THROUGH ROOF
5. 14"ø EXHAUST DUCT UP THROUGH ROOF
6. 14"ø FRESH AIR DUCT UP THROUGH ROOF

1 MECHANICAL FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH

SCALE: 3/16" = 1'-0"
0' 1' 2' 4' 8'

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MECHANICAL FLOOR PLAN

SCALE:
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

M2.0

SHEET OF

GENERAL NOTES

1. ALL PLUMBING WORK AND MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA GREEN BUILDING STANDARD CODE, AND 2025 CALIFORNIA ENERGY COMMISSION CODE.
2. CONTRACTOR SHALL VERIFY INVERT, SIZE, LOCATION AND CONDITION OF ALL UTILITY PIPING IN THE FILED BEFORE STARTING WORK.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WILL ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ALL ARCHITECTURAL AND OTHER TRADES SHEETS. PLUMBING DRAWINGS ARE DIAGRAMMATIC AND LOCATIONS ARE SHOWN FOR CLARITY OF THE DRAWINGS.
4. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACES AND 10 FEET AWAY FROM ANY OUTSIDE AIR INTAKE OF THE HVAC SYSTEM.
5. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT IN A NON-ACCESSIBLE CAVITIES SHALL BE INSTALLED WITH A ACCESS PANEL.
6. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE CLEANOUTS WITH OTHER TRADES PRIOR TO INSTALLATION.
7. ALL VALVES, UNIONS, ETC. SHALL BE SAME SIZE AS THE PIPE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. INSTALL A WATER HAMMER ARRESTOR FOR THE HOT AND COLD WATER PIPING SERVING A QUICK ACTION CLOSING VALVE.
9. INSTALL SHUT OFF VALVES ON ALL HOT AND COLD WATER PIPING TO FIXTURES AND APPLIANCES. ALL EXPOSED WATER AND WASTE PIPING SHALL BE CHROME PLATED.
10. INSTALL "ACOUSTO-PLUMB" SYSTEM OF RESILIENT PLASTIC/RUBBER PIPE RESTRAINTS MANUFACTURED BY SPECIALTY PRODUCTS CO. THIS SYSTEM SHALL BE PROVIDED TO ANCHOR ALL SUPPORT POINTS HOT AND COLD WATER PIPES 1" OR LESS.
11. INSTALL STONEMAN "TRISOLATORS" COMPRISING OF 1/4" FELT BONDED TO THE INSIDE OF METAL SLEEVES TO SUPPORT HOT AND COLD WATER PIPES OF 1-1/4" OR LARGER.
12. MIN. 1/4" THICK PLUMBING FELT WRAPPED A FULL 360° AROUND PIPES, CAN BE CLAMPED WITH METAL OR PLASTIC CLAMPS. NO U-BOLTS ALLOWED. THE FELT SHALL BE WIDER THAN THE CLAMP.
13. PIPING SHALL NOT MAKE RIGID CONTACT WITH ANY PART OF THE STRUCTURE. PROVIDE MIN. 1/4" THICK FELT, TRISOLATORS OR NEOPRENE AT ALL SUPPORTS.
14. INSTALL 3-1/2" THICK FIBERGLASS INSULATION IN ALL STUD/JOIST SPACES CONTAINING WATER PIPING. PROVIDE 1-1/2" CLEAR SPACE FROM WATER SUPPLY OR WASTE PIPES TO GYPSUM CEILING OR WALLS.
15. ALL HOT WATER SUPPLY AND HOT WATER RETURN PIPING SHALL BE INSULATED WITH RIGID FIBERGLASS PIPE INSULATION. INSULATION THICKNESS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CALIFORNIA ENERGY COMMISSION CODE.
16. ALL WASTE PIPING SHALL BE SLOPED MINIMUM 1/4" PER LINEAR FOOT, EXCEPT FOR PIPES OF 4" AND LARGER SHALL BE AT 1/8" PER LINEAR FOOT SLOPE.
17. ALL ACCESS PANELS FOR PLUMBING ITEMS SHALL BE STAINLESS STEEL.
18. IDENTIFICATION OF POTABLE AND NON-POTABLE WATER PIPING AND OUTLETS SHALL COMPLY WITH 2025 CPC SECTION 614.
19. ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACES AND 10 FEET AWAY FROM ANY OUTSIDE AIR INTAKE OF THE HVAC SYSTEM.
20. ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT IN A NON-ACCESSIBLE CAVITIES SHALL BE INSTALLED WITH A STAINLESS STEEL ACCESS PANEL.
21. ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE CLEANOUTS WITH OTHER TRADES PRIOR TO INSTALLATION.
22. DISINFECT ALL POTABLE WATER PIPING SYSTEM PRIOR TO USE IN ACCORDANCE WITH CPC SECTION 609.10.

PLUMBING PIPE MATERIAL SCHEDULE

SYSTEM	SERVICE	PIPE MATERIAL
W	DIRECT WASTE	CAST-IRON PIPE WITH NO-HUB FITTINGS
		CAST-IRON PIPE WITH NO-HUB FITTINGS
W	IN-DIRECT WASTE	TYPE "L" COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS.
SD	STORM DRAIN	CAST-IRON PIPE WITH NO-HUB FITTINGS
V	VENT	CAST-IRON PIPE WITH NO-HUB FITTINGS
CW	DOMESTIC COLD WATER	TYPE "L" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.
HW/HWR	DOMESTIC HOT WATER SUPPLY & RETURN	TYPE "L" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.
CD	CONDENSATE DRAIN FOR COOLING COILS	TYPE "M" COPPER TUBING WITH MECHANICAL JOINT FITTINGS.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	DESCRIPTION	FIXTURE CONNECTIONS W	V	HW	CW
WC	WATER CLOSET ADA	AMERICAN STANDARD MADERNA FLOWISE MODEL 3461.001 FLOOR MOUNTED TOILET, ELONGATED BOWL WITH ELONGATED WHITE OPEN FRONT SEAT AND STAINLESS STEEL CHECK HINGE; BOLT, BOLT CAPS, AND WAX RING KIT; AND SLOAN MODEL SOLIS 8111-1.1-OR SENSOR OPERATED FLUSH VALVE WITH 1.1 GPF. INSTALL PER ADA REQUIREMENTS.	4"	2"	-	1"
LAV	LAVATORY ADA	AMERICAN STANDARD LUCERNE WALL HUNG LAVATORY MODEL 0355.012, WHITE, WITH CHICAGO MODEL 116.201.AB.1 BATTERY POWERED ELECTRONIC FAUCET WITH MODEL E2805-5AB NON-AERATING SPRAY AT 0.5 GPM FLOW RATE, MODEL 240.627.21.1 COVER PLATE, SYMMON MAXLINE MODEL 7-225-CK-MS-BTX THERMOSTATIC MIXING VALVE WITH STAINLESS STEEL RECESSED WALL CABINET & CHECK STOPS, McGUIRE MODEL 155A 1-1/4" OUTLET OPEN GRID P.O.PLUG, McGUIRE MODEL PW8090NCO 1-1/4" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES, AND ZURN MODEL Z-1231 ADJUSTABLE CONCEALED ARM CARRIER WITH SLEEVE FOR WASTE. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
SHR	SHOWER	BEST BATH MODEL P26333A75FTT.V3 ACCESSIBLE SINGLE PIECE ROLL-IN SHOWER COMPLETE WITH TRENCH DRAIN AND STAINLESS STEEL GRATE. SYMMONS MODEL C-96-300-B30-V-X-1.5-VP NARU SHOWER SYSTEM. PRESSURE BALANCING MIXING VALVE WITH LEVER HANDLE, INTEGRAL LEVER STOPS, 1.5 GPM HAND-HELD SHOWER; IN-LINE VACUUM BREAKER; 60" LONG HOSE; 30" SLIDE BAR. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
SK	SINK ADA	ELKAY MODEL LUSTERTONE MODEL LRAD221955 SINGLE BOWL #18 GAUGE TYPE 304 STAINLESS STEEL OVER-MOUNT SINK, 22"x19"x5-1/2" BOWL SIZE, , CHICAGO MODEL 786-E36VPABCP DECK MOUNTED GOOSENECK FAUCET WITH BLADE HANDLES AND 1.5 GPM FLOW RATE. PROVIDE MCGUIRE MODEL 152 1-1/2" WIDE TOP SINK STRAINER, MCGUIRE MODEL PW8090NCO 1-1/2" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
LS	LAUNDRY ROOM ADA	AMERICAN STANDARD COLONY STAINLESS STEEL SINGLE BOWL SINK MODEL 22SB.8252283S.075, 3 HOLES, OVERMOUNT, WITH DELTA MODEL 2131LF DECK MOUNTED FAUCET WITH HOSE THREAD, 1.8 GPM FLOW RATE. INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
KS	KITCHEN SINK ADA	ELKAY MODEL LUSTERTONE MODEL LRAD331955 DOUBLE BOWL #18 GAUGE TYPE 304 STAINLESS STEEL OVER-MOUNT SINK, 33"x19"x5-1/2" BOWL SIZE, , CHICAGO MODEL 2304-ABCP DECK MOUNTED GOOSENECK FAUCET WITH BLADE HANDLES AND MODEL E36JKABCP LAMINAR FLOW INSERT FOR 1.5 GPM FLOW RATE. PROVIDE MCGUIRE MODEL 151 1-1/2" OUTLET BRASS BASKET STRAINER, MCGUIRE MODEL PW8090NCO 1-1/2" L.A. PATTERN P-TRAP WITH TRAP AND SUPPLY COVERS, GALVANIZED NIPPLE AND CHROMIUM PLATED BRASS CASING, CHICAGO MODEL 1017-ABCP LOOSE KEY STOPS WITH RIGID SUPPLIES INSTALL PER ADA REQUIREMENTS.	2"	1-1/2"	1/2"	1/2"
GD	GARBAGE DISPOSER	IN-SINK-ERATOR "BADGER 5" WASTE DISPOSER, 1/2 H.P.	-	-	2"	-
MS	MOP SINK	FLORESTONE MODEL MSR-2424 FLOOR MOUNTED JANITOR SINK, WITH CHICAGO MODEL 445-PVB-CP FAUCET WITH INTEGRAL BACKFLOW PROTECTION WITH 1.5 GPM FLOW RATE. CECO MODEL B71-3" DIAMETER DRAIN WITH FLAT CHROME STRAINER, CECO MODEL B-872 COATED WIRE RIM GUARD,A AND HOSE.	3"	1-1/2"	1/2"	1/2"
WB-1	ICE MAKER BOX	IPS MODEL #88531 METAL ICE MAKER WALL BOX, WITH A QUARTER TURN VALVE, AND WATER HAMMER ARRESTER.	-	-	1/2"	-
WB-2	WASHING MACHINE	LSP MODEL OB-2111 WASHING MACHINE WALL BOX WITH SHUT OFF VALVES AND WATER HAMMER ARRESTORS.	-	-	1/2"	1/2"
WHA	WATER HAMMER ARRESTOR	ZURN MODEL Z-1700 WATER HAMMER ARRESTOR, WITH A 12"x12" WALL MOUNTED ACCESS PANEL	-	-	-	VARIES
TMV-1	TEMPERATURE MIXING VALVE	SYMMONS TEMP CONTROL MODEL 7-1000 TEMPERATURE MIXING VALVE WITH 1-1/2" INLET AND 2" OUTLET.	-	-	1-1/2"	1-1/2"
TP	TRAP PRIMER	PRECISION PRODUCTS MODEL P1-500 OR P2-500.	-	-	-	1/2"
FD	FLOOR DRAIN	ZURN MODEL ZN-415-BZ1-P, CAST IRON BODY, COMPLETE WITH ROUND NICKEL-BRONZE TOP, CLAMPING COLLAR, 1/2" TRAP PRIMER CONNECTION AND P-TRAP.	2"	1-1/2"	-	1/2"
FS	FLOOR SINK	ZURN MODEL FD-2370-DS-H-Y PVC FLOOR SINK 12"x12", 2" OUTLET, DOME STRAINER, AND 1/2 GRATE.	2"	1-1/2"	-	-
WCO	WALL CLEAN OUT	J.R. SMITH MODEL #4472, MATCH SIZE TO SIZE OF WASTE PIPE, MAX. 4", STAINLESS STEEL COVER. COVER TO BE LOCATED ON FIXTURE SIDE OF WALL.	3"-4"	-	-	-
FCO	FLOOR CLEAN-OUT	J.R. SMITH MODEL #4031L, MATCH SIZE TO SIZE OF WASTE PIPE, NICKEL BRONZE TOP, SPEEDI-SET OUTLET, SET TOP FLUSH WITH FINISH FLOOR.	3"-4"	-	-	-

NOTES:
1. FURNISH AND INSTALL BRASSCRAFT STR-1715A OR STCR-1915 STOPS AND 17 GAUGE CHROME PLATED TUBE TRAP AT ALL LAVATORIES AND SINKS.
2. STAINLESS STEEL SINKS SHALL HAVE SATIN FINISH AND UNDERSIDE FULLY UNDERCOATED.
3. PROVIDE TRUEBRO LAVATORY SHIELD AT HOT WATER AND WASTE PIPE FOR ALL ADA LAVATORY & SINKS.
4. INSTALL ALL FIXTURES PER CAL GREEN REQUIREMENTS.

CENTRAL HEAT PUMP WATER HEATER SCHEDULE

PLAN MARK	MANUF.	MODEL NO.	TYPE	SERVICE LOCATION	REFRIGERANT TYPE	TEMP. RISE	HEATING (BTU)	VOLT	PHASE	MCA	MAX. FUSE	OPER'G. WT.
WH-1	LOCHINVAR	AHP140	HEAT PUMP	OUTDOOR GROUND	R513A	90	135,897	460	3	43.75	45	800
ST-1	LOCHINVAR	HP250G	STORAGE TANK	STORAGE ROOM	-	-	-	-	-	-	-	4,120

NOTES:
1. LOCHINVAR TO PROVIDE A STEP DOWN TRANSFORMER 460 VOLT TO 230 VOLT, IF NECESSARY.
2. PROVIDE A RE-CIRCULATING PUMP FOR THE HOT WATER RETURN SYSTEM, B&G MODEL NBF-36 WITH 5 GPM CAPACITY AT 25' OF HEAD. 115 VOLT, 1 PHASE, 270 WATTS.
3. WATER HEATER SHALL BE SET TO 140 DEGREE FAHRENHEIT WITH A MIXING VALVE "ETV PLATINUM", COMPLETE WITH CONTROL MODULE AND STAINLESS STEEL VALVE AND SET THE HOT WATER SUPPLY TEMPERATURE TO 120 DEGREE FAHRENHEIT.

PLUMBING DRAWING INDEX

MARK	SHEET TITLE
P1.0	PLUMBING NOTES, LEGEND, INDEX, and SCHEDULES
P2.0	PLUMBING FLOOR PLAN – WASTE & VENT
P2.1	PLUMBING FLOOR PLAN – WATER PIPING

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
	SD	STORM DRAIN PIPING
	W	WASTE/SANITARY PIPING
	V	SANITARY VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWR	HOT WATER RETURN PIPING
TW	TW	TEMPERED WATER
G	G	NATURAL GAS PIPING
CD	CD	CONDENSATE DRAINAGE PIPING
	G.V.	GATE VALVE
	B.V.	BALL VALVE
	CH. V.	CHECK VALVE
	G.C.	GAS COCK
		UNION
	POC	POINT OF CONNECTION
	FS	FLOOR SINK
	FD	FLOOR DRAIN
	WCO	WALL CLEAN-OUT
	FCO	FLOOR CLEAN-OUT
	GCO	GROUND CLEAN-OUT
	HB	HOSE BIBB
	AFF	ABOVE FINISHED FLOOR
	ARCH	ARCHITECT
	AP	ACCESS PANEL
	BFF	BELOW FINISHED FLOOR
	CFF	CAP FOR FUTURE CONNECTION
	CI	CAST IRON
	CFH	CUBIC FEET PER HOUR
	CLG	CEILING
	CTG	CLEAN OUT TO GRADE
	CTE	CONNECT TO EXISTING
	DIA	DIAMETER
	DN	DOWN
	DWGS	DRAWINGS
	(E)	EXISTING
	ELEV	ELEVATION
	FLR	FLOOR
	FPM	FEET PER MINUTE
	FV	FLUSH VALVE
	FU	FIXTURE UNIT
	GA	GAUGE
	GPM	GALLON PER MINUTE
	HB	HOSE BIBB
	HP	HORSE POWER
	ID	INSIDE DIAMETER
	IE	INVERT ELEVATION
	IJS	INSIDE JOIST SPACE
	INV	INVERT
	MAX	MAXIMUM
	MBH	1,000 BTU/HR
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MIN	MINIMUM
	(N)	NEW
	POC	POINT OF CONNECTION
	PSI	PRESSURE PER SQUARE INCH
	PRV	PRESSURE REDUCING VALVE
	VTR	VENT TO ROOF
	VR	VENT RISER
	UL	UNDERWRITERS' LABORATORIES
	WHA	WATER HAMMER ARRESTOR
	WT	WEIGHT
	W/	WITH
	W/O	WITHOUT

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PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

ENGINEERING NETWORK
· CONSULTING ENGINEER ·
18 JULIE HIGHLANDS CT.
LAFAYETTE, CA 94549
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PLUMBING
NOTES, LEGEND,
INDEX & SCHEDULES

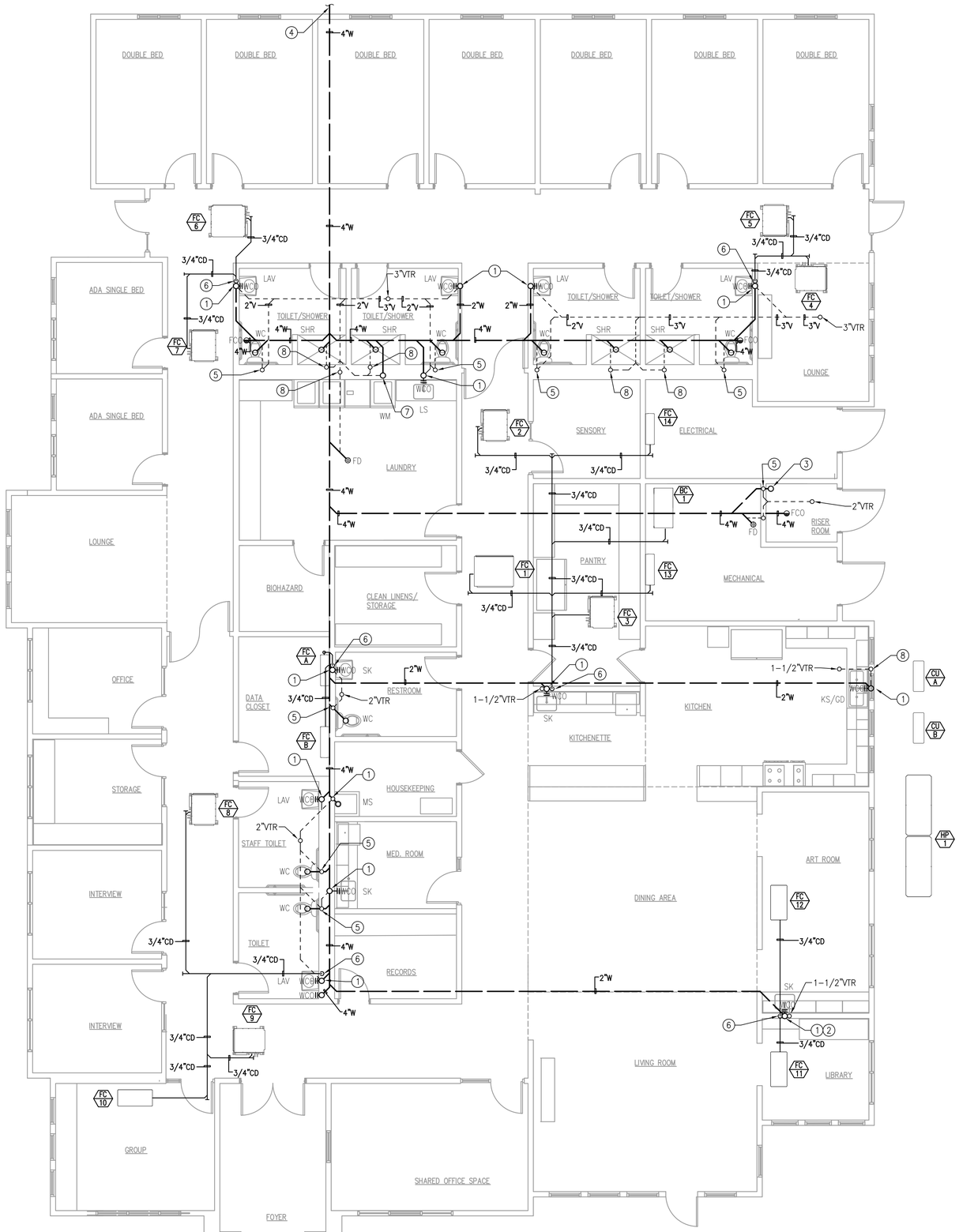
SCALE:
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

P1.0

SHEET OF



1 PLUMBING FLOOR PLAN - WASTE & VENT

SCALE: 3/16" = 1'-0"

NORTH

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

SHEET NOTES:

1. 2" WASTE DOWN, 1-1/2" VENT UP TO THE CEILING SPACE
2. PROVIDE A PLASTER TRAP "GLECO MODEL GT-64" OR APPROVED EQUAL FOR THE SINK.
3. PROVIDE A 6" ROUND FUNNEL FOR THE FIRE SPRINKLER TEST DRAIN PIPE.
4. CONNECT TO SITE WASTE PIPE. VERIFY THE INVERT ELEVATION AND EXACT LOCATION OF THE EXISTING SEWER PIPE.
5. 2" VENT PIPE UP TO THE CEILING SPACE.
6. EXTEND THE CONDENSATE DRAIN PIPE DOWN INSIDE THE WALL AND CONNECT TO THE TAILPIECE OF THE WASTE PIPE.
7. PROVIDE A STAND-PIPE DRAIN FOR THE WASHING MACHINE.
8. 1-1/2" VENT PIPE UP TO THE CEILING SPACE.

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

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PLUMBING
FLOOR PLAN -
WASTE & VENT

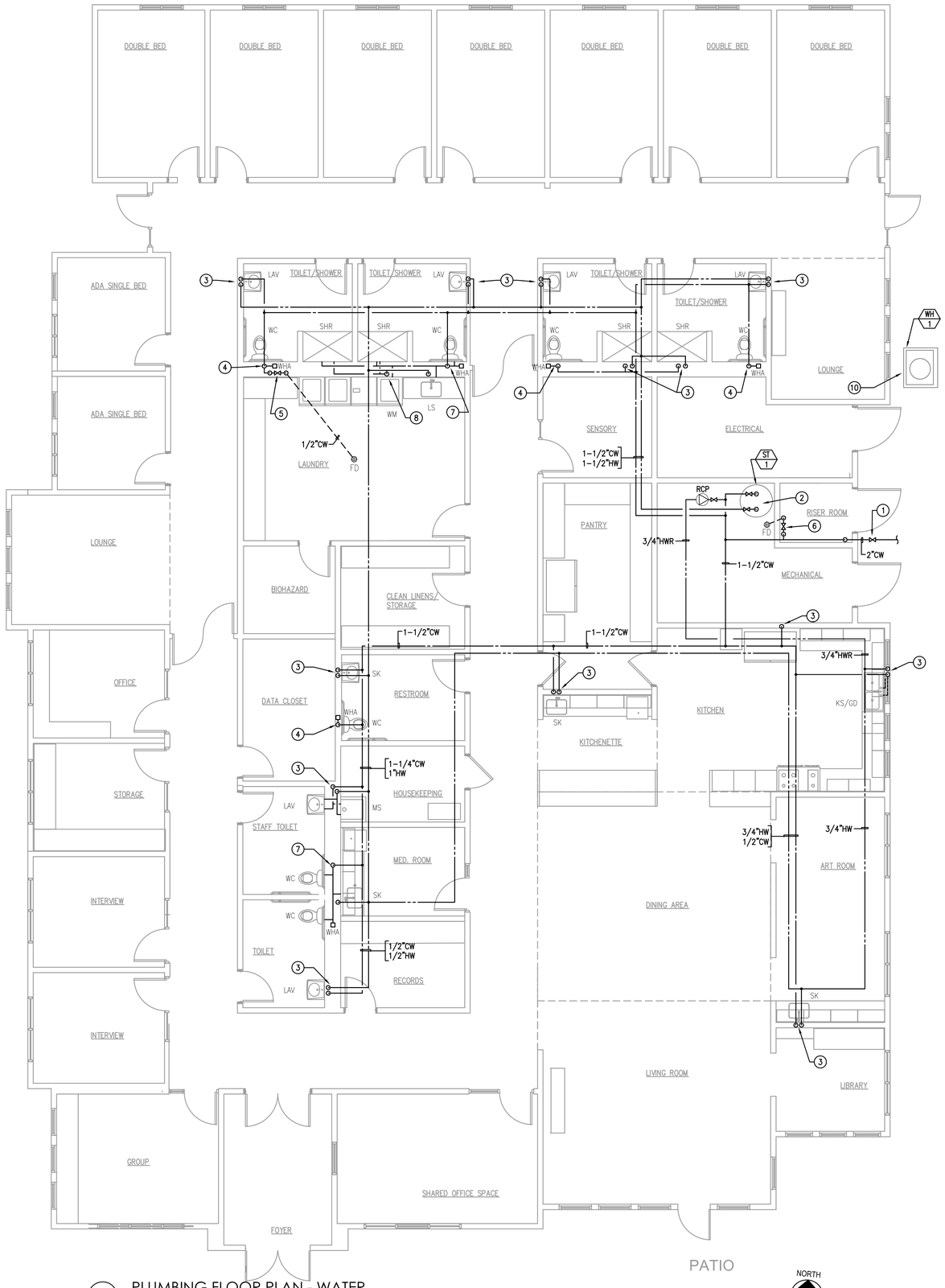
SCALE:
DATE: 01/05/2026

REVISIONS:
SCHEMATIC SET

PROJECT NO.

P2.0

SHEET OF



1 PLUMBING FLOOR PLAN - WATER

SCALE: 3/16" = 1'-0"

SCALE: 3/16" = 1'-0"

0' 1' 2' 4' 8'

SHEET NOTES:

1. INSTALL A SHUT OFF VALVE INSIDE A CONCRETE BOX AND CONNECT TO THE SITE PIPE. EXTEND 2"CW PIPE INSIDE THE WALL CAVITY UP TO THE CEILING SPACE.
2. INSTALL A TEMPERATURE MIXING VALVE FOR THE HOT WATER PIPE AND SET THE DISCHARGE TEMPERATURE TO 120 DEGREES FAHRENHEIT. CONNECT HOT AND COLD WATER PIPES WITH A SHUT OFF VALVE TO THE STORAGE TANK.
3. EXTEND 1/2"CW & 1/2"HW PIPES DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE.
4. EXTEND 1"CW PIPE DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE. INSTALL A WATER HAMMER ARRESTOR AND STAINLESS STEEL ACCESS DOOR.
5. INSTALL A TRAP PRIMER VALVE AND STAINLESS STEEL ACCESS DOOR AT +/-12" A.F.F. AND EXTEND 1/2"CW PIPE TO THE FLOOR DRAIN.
6. INSTALL A TRAP PRIMER VALVE ON THE WALL AND EXTEND 1/2"CW PIPE TO THE FLOOR DRAIN AND 1/2"CW PIPE TO THE P-TRAP OF THE FUNNEL DRAIN.
7. EXTEND 1-1/4"CW PIPE DOWN INSIDE THE WALL CAVITY AND CONNECT TO THE FIXTURE. INSTALL A WATER HAMMER ARRESTOR AND STAINLESS STEEL ACCESS DOOR.
8. INSTALL A WALL BOX (WB-2) FOR THE WASHING MACHINE WITH WATER HAMMER ARRESTORS.
9. EXTEND 1/2"CW PIPE DOWN INSIDE THE WALL CAVITY AND INSTALL A WALL BOX (WB-1) WITH A WATER HAMMER ARRESTOR FOR THE REFRIGERATOR WATER LINE.
10. INSTALL WATER HEATER ON A 6" TALL CONCRETE PAD. CONNECT WATER PIPES BETWEEN WH-1 AND ST-1.

LCA ARCHITECTS

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PLUMBING
FLOOR PLAN -
WATER

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SHEET OF

ABBREVIATIONS

A	AMPERE
AIC	AMPERE INTERRUPTING CAPACITY
AC	AIR CONDITIONER
AFCI	ARC FAULT CIRCUIT INTERCEPTER
AFF	ABOVE FINISHING FLOOR
AL	ALUMINUM
ANN	ANNUNCIATOR
ARCH	ARCHITECTURAL
ATS	AUTOMATIC TRANSFER SWITCH
AV	AUDIO/VISUAL
AWG	AMERICAN WIRE GAGE
BAS	BUILDING AUTOMATION SYSTEM
BLDG	BUILDING
C	CONDUIT
C.O.	CONDUIT ONLY
CAB'T	CABINET
CATV	CABLE ANTENNA TELEVISION
CCTV	CLOSED CIRCUIT TELEVISION
CA	CAP OFF
CB	CIRCUIT BREAKER
CEC	CALIFORNIA ELECTRIC CODE
CL	CENTERLINE
CLG	CEILING
CKT	CIRCUIT
CU	COPPER
CT	CURRENT TRANSFORMER
D.F.	DRINKING FOUNTAIN
DET	DETAIL
DIA	DIAMETER
DIST.	DISTRIBUTION
DW	DISH WASHER
DWG	DRAWING
DN	DOWN
(E)	EXISTING TO REMAIN
EA	EACH
E.C.	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EMT	ELECTRICAL METALLIC TUBING
EOL	END OF LINE
EPG	EMERGENCY POWER GENERATOR
EWH	ELECTRIC WATER HEATER
EXP	EXPLOSION PROOF
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FAT	FIRE ALARM TERMINAL
FBO	FURNISHED BY OTHERS
FLA	FULL LOAD AMP
FLR	FLOOR
FMC	FLEXIBLE METALLIC CONDUIT
FSD	FIRE SMOKE DAMPER
G	GROUNDING CONDUCTOR
GB	GROUND BUS
GC	GENERAL CONTRACTOR
GD	GARBAGE DISPOSAL
GFCI	GROUND FAULT CIRCUIT INTERUPTOR
GND	GROUND
GRC	GALVANIZED RIGID CONDIT
GRAP	GENERATOR REMOTE ANNUN PANEL
H	HEIGHT
HACR	HEATING AIR CONDITIONS, REFRIG.
HID	HIGH INTENSITY DISCHARGE
HO	HIGH OUTPUT
HP	HORSE POWER
HPF	HIGH POWER FACTOR
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
IMC	INTERMEDIATE METAL CONDUIT
J–BOX	JUNCTION BOX
K	THOUSAND
KVA	KILO VOLT AMPS
KW	KILO WATTS
LCP	LIGHTING CONTROL PANEL
LTG	LIGHTING
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MTB	MAIN COMMUNICATION TERM. BOARD
MCTVB	MAIN CABLE TV TERMINAL BOARD
MECH	MECHANICAL
MFR	MANUFACTURER
MH	METAL HALIDE
MLO	MAIN LUGS ONLY
MOCP	MAX. OVER CURRENT PROTECTION
MSB	MAIN SWITCHBOARD
MT.	MOUNT
MTTB	MAIN TEL. TERMINAL BOARD
MTTC	MAIN TEL. TERM CABINET
MW	MICROWAVE
(N)	NEW
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NO	NORMALLY OPEN
NEMA	NATIONAL MANUFAC'S ASSOC.
NIEC	NOT IN ELECTRICAL CONTRACT
NL	NIGHT LIGHT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OVLD	OVERLOAD
P	POLE
PB	PULL BOX
PC	PHOTOCELL
PH	PHASE
PNL	PANEL
POC	POINT OF CONNECTION
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHOLRIDE
(R)	REMOVE
RCPT	RECEPTACLE
REF	REFRIGERATOR
REQ'T	REQUIREMENT
REQ'D	REQUIRED
REC'D	RECESSED
RLA	RATED LOAD AMP
RM	ROOM
RMC	RIGID METAL CONDUIT
(R)	REMOVE EXISTING
(RP)	REMOVE & REPLACE
(RR)	REMOVE AND RELOCATE
SC	SIGNAL CABINET
SAD	SEE ARCHITECTURAL DWG
SCC	SHORT CIRCUIT CURRENT
SHT	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SPST	SINGLE POLE SINGLE THROW
SQ	SQUARE
SURF	SURFACE
SW	SWITCH
TC	TIME CLOCK
TEL	TELEPHONE
TELCO	TELEPHONE COMPANY
TP	TAMPER PROOF
TS	TIME SWITCH
TSP	TWISTED SHEILDED PAIR
TTB	TELEPHONE TERMINAL BOARD
TTC	TELEPHONE TERMINAL CABINET
TYP	TYPICAL
UC	UNDER COUNTER
UG	UNDER GROUND
UGPS	UNDER GROUND PULL SECTION
UL	UNDER WRITERS LABRATORIES
UON	UNLESS OTHERWISE NOTED
V	VOLT
VA	VOLT AMP
VFD	VARIABLE FREQUENCY DRIVE
VR	VANDEL RESISTANT
VM	VENDING MACHINE
W	WATT
WAP	WIRE ACCESS POINT
WG	WIRE GUARD
WP	WEATHER PROOF
XFMR	TRANSFORMER
1ø	SINGLE PHASE
3ø	THREE PHASE
3W	THREE WIRE
4W	FOUR WIRE

LIGHTING

RECESS	SURFACE PENDANT	WALL	GRADE	
				2'x4' RECESSED LED LIGHT FIXTURE
				2'x4' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x4' SURFACE LED LIGHT FIXTURE
				2'x4' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x2' RECESSED LED LIGHT FIXTURE
				2'x2' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				2'x2' SURFACE LED LIGHT FIXTURE
				2'x2' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' RECESSED LED LIGHT FIXTURE
				1'x4' RECESSED LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' SURFACE LED LIGHT FIXTURE
				1'x4' SURFACE LED LIGHT FIXTURE ON EMERGENCY CIRCUIT OR BATTERY PACK
				1'x4' SURFACE LED STRIP OR LENSED UTILITY LIGHT
				1'x4' SURFACE LED. STRIP OR LENSED UTILITY LIGHT ON EMERG. CIRCUIT OR BATT. PACK
				1'x4' PENDANT LINEAR LED
				1'x4' SURFACE LED WALL MOUNTED
				RECESSED LED DOWNLIGHT FIXTURE
				SURFACE LED DOWNLIGHT FIXTURE
				RECESSED LED DIRECTIONAL
				SURFACE FIXTURE WALL MOUNTED
				SURFACE FIXTURE WALL MOUNTED ON EMERGENCY CICUIT OR BATTERY PACK
				PENDANT CHANDELIER
				TRACK LIGHT LENGTH & NO. OF LAMPS PER PLAN
				EMERGENCY LIGHT FIXTURE W/ BATTERY PACK, DOUBLE HEAD ADJUSTABLE LAMPS
				WALL PACK
				POLE LIGHT
				POST LIGHT DECORATIVE
				BOLLARD
				EXIT SIGN. WALL/CEILING MOUNTED ARROW AS REQUIRED

SWITCHING

CEILING	WALL	
	S	SINGLE POLE WALL SWITCH FLUSH MOUNTED +46" O.C.
	S_{ab}	(2) SINGLE POLE WALL SWITCHES "ab" DESIGNATES CONTROL +46" O.C.
	S_3	3–WAY WALL SWITCH FLUSH MOUNTED +46" O.C.
	S_D^0	DIMMER WALL SWITCH. 0–10V DIMMING FLUSH MOUNTED +46" O.C.
	S^K	KEYED WALL SWITCH FLUSH MOUNTED +46" O.C.
	S^T	SINGLE POLE SWITCH ON 60 MINUITE MANUAL TIMER 46" O.C. BROAN 59W
	S^M	MOMENTARY SINGLE POLE DOUBLE THROW FLUSH WALL MOUNTED +46" O.C.
OS	OS	OCCUPANCY SENSOR WALL MOUNTED +46" O.C. WITH DIMMING,. MANUAL ON, AUTO OFF
	SC	SCREEN CONTROLLER WITH ON/OFF SWITCH
PS		PUSH BUTTON STATION +42" AFF
PLC		PHOTO SENSOR
RC		PLUG LOAD CONTROLLER
PP		ROOM CONTROLLER NO. OF RELAYS AS NOTED
		POWER PACK

COMMUNICATION

CEILING	FLOOR	WALL	
			TELEPHONE OUTLET (1) RJ 45 WALL MTD +18" O.C. 3/4"C. TO ABOVE ACCESSIBLE CLG. (1) CAT 6A TO "IT RACK" SUBSCRIPT "W" INDICTES MTD AT 5' AFF
			DATA OUTLET (1) RJ 45 WALL MTD +18" O.C. 3/4"C. TO ABOVE ACC'ABLE CLG. (1) CAT 6A TO "IT RACK"
			TEL/DATA COMBINATION OUTLET WALL MOUNTED +18" O.C. 1"C. TO ABOVE ACCESSIBLE CLG. (2) CAT6A TO "IT RACK"
TV		TV	TELEVISION OUTLET. WALL MTD +60"O.C. UON 3/4" C. ABOVE ACCESSIBLE CLG. RG6 TO "MTT"
			BELL PUSH BUTTON AND OUTLET. WALL MOUNTED +48" O.C.
B		B	BELL AND OUTLET. "C.O. ABOVE ACCESS.CLG
S		S	PUBLIC ADDRESS/PAGING SPEAKER SYSTEM 1/2"C. ABOVE ACCESSIBLE CLG. WITH WIRING
		CR	CARD READER
KP		KP	CARD ACCESS SYSTEM KEY PAD.
DS		DS	CARD ACCESS SYSTEM DOOR STRIKE CONTACT.
T		T	TIMER SWITCH FOR OUTDOOR SPEAKER
VC		VC	VOLUME CONTROL FOR SPEAKER
			CLOCK
		CS	CLOCK SPEAKER COMBINATION
			SECURITY SYSTEM CAMERA OUTLET

FIRE ALARM

CEILING	WALL	
S	S	SMOKE DETECTOR. 120V HARD WIRED, BATTERY BACK UP & AUDIO SIGNAL.
MM	MM	MONITOR MODULE
CM	CM	CONTROL MODULE.
	FACP	FIRE ALARM CONTROL PANEL
	FS	SPRINKLER SYSTEM FLOW SWITCH
	TS	SPRINKLER SYSTEM TAMPER SWITCH SUPERVISORY
	B	SPRINKLER SYSTEM BELL 120 VOLT
	PIV	POST INDICATOR VALVE
		END OF LINE RESISTOR
		STROBE LIGHT.
S		STANDALONE SMOKE DETECTOR, 120V
C		STANDALONE CARBON MONOXIDE DETECTOR, 120V
	FSD	FIRE SMOKE DAMPER
	F	FIRE ALARM PULL STATION +48"AFF
	F	FIRE ALARM HORN
		FIRE ALARM STROBE LIGHT
		FIRE ALARM HORN/STROBE COMBINATION
	DH	DOOR HOLDER

ELECTRICAL IDENTIFICATION TAGS

AC 1	MECHANICAL EQUIPMENT IDENTIFICATION TAG SEE SCHEDULE
A	LIGHTING FIXTURE IDENTIFICATION TAG SEE SCHEDULE
1 E2.1	DETAIL REFERENCE TAG
6	EQUIPMENT IDENTIFICATION TAG SEE SCHEDULE
1	SHEET NOTE NO. 1
G1.	GENERAL NOTE NO. 1
1	DRAWING DETAIL NO. 1
600	SINGLE LINE DIAGRAM FEEDER TAG SEE SCHEDULE
1	REVISION NO. 1

RACEWAYS + WIRING

FLOOR	WALL	EXISTING DEMOLITION	CONNECTION STUB	
				CONCEALED CONDUIT CONTINUOUS HOME RUN. HASH MARKS INDICATE #12 WIRES IN ADDITION TO GROUND WIRE, UON. NO HASHES INDICATE 2#12 WIRES IN ADDITION TO GROUND WIRE. (THWN OR THHN COPPER)
				CONCEALED CONDUIT BELOW GRADE/FLR
				EXISTING RACEWAY AND CONDUCTORS
				VERTICAL CONDUIT RUN
				CONDUIT STUB–OUT AND CAP
				EQUIPMENT CONNECTION
				FLEXIBLE CONDUIT CONNECTION
				CONDUIT REMOVAL (CLG/WALL) OR ABANDON(FLOOR)
				RACEWAY CONTINUATION
				GROUND WIRE
				CONDUIT SLEEVE WITH INSULATED BUSING
				FLEXIBLE METALLIC CONDUIT W.P.
				SURFACE RACEWAY NO. OF OUTLET AS INDICATED ON PLANS

POWER RECEPTACLES

WALL	BACKSPLASH	FLOOR	CEILING	
				DUPLEX RECEPTACLE 125V, 20A; NEMA 5–20R, FLUSH WALL MTD +18"O.C. UON. SUBSCRIPT "WP" INDICATES WEATHER PROOF TYPE.
				DUPLEX RECEPTACLE ABOVE BACKSPLASH VERIFY EXACT MOUNTING LOCATION, HEIGHT & ORIENTATION WITH ARCHITECT
				DUPLEX RECEPTACLE 125V, 20A GFCI TYPE +18" A.F.F. UON.
				DUPLEX RECEPTACLE ABOVE COUNTER,GFCI
				DUPLEX RECEPTACLE 120V, 20A, +18"AFF UON HALF SWITCHED
				DUPLEX RECEPTACLE HALF CONTROLLED
				DUPLEX RECEPTACLE 125V, 20A FLUSH IN FLOOR BOX
				FOURPLEX RECEPTACLE FLUSH WALL MOUNTED +18" A.F.F. U.O.N
				FOURPLEX RECEPTACLE HALF CONTROLLED
				SPECIAL PURPOSE RECEPTACLE. VERIFY RATING WITH OWNER OR EQUIP. MANUFAC.
			J	JUNCTION BOX IN WALL OR CEILING SIZE PER CODE

GENERAL ELECTRICAL SYMBOLS

RECESS	SURFACE	
	M	MOTOR OUTLET AND CONNECTION
		MANUAL DISCONNECT SWITCH. HP RATED WITH OVERLOAD.
		FUSED DISCONNECT SWITCH
	F	FUSED DISCONNECT SWITCH
		PHASE
		MAGNETIC MOTOR STARTER
		COMBINATION MOTOR STARTER AND DISCONNECT SWITCH
	T	THERMOSTAT
		PANELBOARD RECESSED MOUNTED
		PANELBOARD SURFACE MOUNTED
		TEL/COMMUNICATION BACK BOARD SURFACE MOUNTED.
		COMMUNICATION/CONTROL TERMINAL CABINET
		PULL BOX, SIZE PER CODE
		FREE STANDING SWITCHBOARD OR DISTRIBUTION BOARD
	T	FLOOR MOUNTED TRANSFORMER
	EV	ELECTRIC CHARGING STATION ON FLOOR
	EV	ELECTRIC CHARGING STATION WALL MOUNTED
	GF	GROUND FAULT RELAY
	100A/3P	MOLDED CASE CIRCUIT BREAKER 100A TRIP, 3 POLE TYPE
		FUSED SWITCH
	ST	SHUNT TRIP BREAKER
	SPD	SURGE PROTECTOR DEVICE
		GROUND ROD
		GROUNDING COPPER CONDUCTOR
	GP	GROUNDING BUS. REFER TO DETAILS
	M	UTILITY COMPANY METERING ETC. AS REQ'D
	M	UTILITY COMPANY METER; CURRENT XFMR ETC. AS REQUIRED
		AUTOMATIC TRANSFER SWITCH
		TRANSFORMER

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REGISTERED PROFESSIONAL ENGINEER
TAGHI ESFAHANI
No. E16082
Exp. 12/31/26
ELECTRICAL
STATE OF CALIFORNIA

SYMBOLS, ABBREVIATIONS & SHEET INDEX

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

E0.1

SHEET OF

GENERAL POWER NOTES:

GP1. PROVIDE ELECTRICAL EQUIPMENT SUBMITTAL AND ELECTRICAL CLOSET EQUIPMENT LAY OUT FOR REVIEW AND APPROVAL BEFORE ANY ROUGH IN. NOTIFY ARCHITECT AND ENGINEER UPON ANY CONFLICT ENCOUNTER IN FIELD.

GP2. COORDINATE EXACT LOCATION AND ROUTING OF ELECTRICAL EQUIPMENT AND FEEDERS WITH OTHER TRADES AND ARCHITECTURAL DRAWINGS .

GP3. EXTERIOR DEVICES SHALL BE LISTED FOR WEATHER RESISTANT RECEPTACLE WITH IN USE COVERS.

GP4. USE GALVANIZED RIGID STEEL CONDUIT AND SWEEPS FOR ALL UNDERGROUND CONDUIT PENETRATING THRU FLOOR. WRAP CONDUITS AND SWEEPS WITH CORROSION RESISTANCE TAPE 10MIL THICKNESS FOR ½ TURN

GP5. ELECTRICAL EQUIPMENTS IN ELECTRICAL ROOM SHALL BE PROTECTED FROM DIRECT WATER SPRAY WITH SHIELD OR SPRINKLER HEADS SHALL HAVE HIGH TEMPERATURE HEADS.

GP6. LOAD CENTERS SHALL HAVE METALLIC DOOR COVERS PAINTED TO MATCH THE WALL

GP7. PROVIDE A MINIMUM OF 30" SEALTITE CONDUIT AT SEISMIC JOINTS. PROVIDE BONDING JUMPER FOR LIQUID TIGHT FLEX

GP8. SUPPORT ENCLOSURES, BOXES AND CONDUITS PER CEC 314.23A–H

GP9. OUTLETS IN SOUND ISOLATING PARTITIONS OR PARTY WALLS SHALL BE 16" APART IN SEPARATE STUD SPACES. OTHERWISE FOR OUTLETS ON OPPOSITE SIDE OF WALLS, CAULK AROUND BOX WITH ACOUSTICAL SEALANT, SEAL BACK OF BOX WITH PUTTY PADS COORDINAT WITH ACOUSTICAL ENGINEER AND ARCHITECT

GP10. PROVIDE A GROUNDING CONDUCTOR WITHIN AN OUTDOOR PORTION OF THE METAL RACEWAY WHEN USING NON THREADED FITTING

GP11. COORDINATE LOCATION & HEIGHTS OF RECEPTACLES, OUTLET BOXES, SWITCHES, ETC. WITH ARCHITECTURAL DRAWINGS, MILLWORK & THE EQUIPMENT TO BE FURNISHED.

GP12. REFER TO MECHANICAL FOR ELECTRICAL CONTRACTOR SCOPE OF CONTROL WIRING INSTALLATION AND TERMINATIONS. PROVIDE ALL POWER REQUIREMENTS AS INDICATED

GP13. WHERE SPARE CONDUCTORS ARE INSTALLED TO A LOCATION ACCEPTABLE TO A CEILING FAN A LISTED FAN BOX SHALL BE INSTALLED

GP14. ALL 120V RECEPTACLES ACCESSIBLE TO NON STAFF PERSONABLE SHALL BE TAMPER RESISTANT TYPE.

GENERAL NOTES:

G1. ELECTRICAL WORK SHALL BE PER LATEST CEC 2025, CBC 2025 CEC, 2025 BLDG ENERGY EFFICIENCY STANDARDS AND CODE COMPLIANCE WITH LOCAL AUTHORITY HAVING FINAL JURISDICTION.

G2. ALL EQUIPMENTS SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS LISTING OR LABELING.

G3. PROVIDE A MANUAL/AUTOMATIC FIRE ALARM SYSTEM PER CBC 907.2.9. ALL SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISUAL ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA72 CBC.907.5.2.3.4.

G4. ALL EQUIPMENTS SHALL BE LISTED AND LABLED BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED AS LISTING OR LABELING.

G5. REFER TO MECHANICAL FOR ELECTRICAL CONTRACTOR SCOPE OF CONTROL WIRING INSTALLATION AND TERMINATIONS.

G6. CONTRACTOR SHALL VERIFY THE ELECTRICAL RATING OF THE SUBMITTED OR SUBSTITUTED MECHANICAL EQUIPMENTS DURING CONSTRUCTION AND CONTACT ELECTRICAL ENGINEER FOR ANY CHANGES OR DISCREPANCIES FROM ELECTRICAL DOCUMENTS BEFORE ANY ROUGH IN.

G7. PENETRATION INTO SOUND RATED WALLS OR FLOOR, CEILING ASSEMBLIES SHALL BE SEALED, LINED AND INSULATED WITH AN APPROVED PERMANENT SOUND INSULATION MATERIAL.

G8. PROVIDE PIPING SYSTEM BONDING PER NEC 250.104

G9. PROVIDE HORIZONTAL MOUNTING BRACKET BETWEEN STUDS FOR ALL POWER AND LOW VOLTAGE OUTLETS INSTALLATION LOCATED NEAR EACH OTHER. STEEL CITY SB0–16(24)

GENERAL LIGHTING NOTES:

GL1. FIXTURES CONTROL DIMMING TYPE SHALL BE COMPATIBLE WITH DIMMING METHOD AND BE ABLE TO DIM TO 1% WITHOUT MINIMUM LOADING ISSUES. ANY PHASE CONTROL DIMMING AND ASSOCIATED EQUIPMENTS, IN LIEU OF 0–10V IS SUBJECT TO ENGINEER REVIEW.

GL2. PROVIDE NEUTRAL CONDUCTOR FOR ALL SWITCHES AND DIMMERS

GL3. 0–10V DRIVERS AND CONTROL VOLTAGE IN EACH SPACE SHALL BE OF THE SAME MANUFACTURER AND THE SAME PROTOCAL

GL4. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, DETAIL & ELEVATIONS FOR EXACT LOCATION & MTG HEIGHT REQUIREMENTS OF FIXTURES.

GL5. VERIFY CEILING, WALL TRIM TYPES AND SPACE REQUIREMENTS OF RECESSED LUMINARIES BEFORE ORDERING.

GL6. REFER TO LIGHTING PLANS FOR GENERAL LOCATION OF OCCUPANCY SENSORS AND VERIFY LOCATIONS BY OBTAINING OCCUPANCY CONTROLLERS MANUFACTURER LAY OUT DRAWINGS FOR FULL COVERAGE OF THE AREAS CONTROLLED BEFORE INSTALLATIONS.

GL7. LOCATE AND ADJUST OCCUPANCY SENSORS AS DIRECTED BY MANUFACTURER. POWER PACKS SHALL BE ACCESSIBLE CEILING SENSORS SHALL BE A MIN. OF 6' AWAY FROM SUPPLY DUCTS AND SHALL AVOID AND OBSTACLE BLOCKING SENSOR LINE OF SIGHT.

GL8. LOCATE AND ADJUST OCCUPANCY SENSORS AS DIRECTED BY MANUFACTURER. POWER PACKS SHALL BE ACCESSIBLE CEILING SENSORS SHALL BE A MIN. OF 4' AWAY FROM SUPPLY DUCTS.

GL9. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO–CLEARANCE INSULATION COVER (IC) TYPE (NEC 410.116B), AIR–TIGHT (ASTME283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING. CENC SECTION 150.0(K)8

GL11. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN, DETAIL & ELEVATIONS FOR EXACT LOCATION & MTG HEIGHT OF FIXTURES.

GL12. SURFACE MOUNTED FIXTURES SHALL BE MIN 12" AWAY FROM SPRINKLER HEADS.

GL13. PROVIDE UL LISTED, FIRE RATED ENCLOSURE FOR RECESSED FIXTURES IN FIRE RATED CEILINGS.

GL14. ARCHITECT TO SELECT FINISH MATERIAL AND COLOR OF ALL LIGHT FIXTURES . PROVIDE SAMPLE WHEN REQUESTED BY ARCHITECT.

GL15. CEILING MOUNTED LIGHT FIXTURES HEIGHT SHALL NOT DROP BELOW 7'–10"

GL16. VERIFY STRUCTURAL ISSUES REGARDING ATTACHMENTS & SUPPORT OF LIGHTING FIXTURES PRIOR TO ORDERING.

GL17. CONTRACTOR TO PROVIDE NECESSARY EQUIPMENT TO ASSIST IN FOCUSING, ADJUSTMENTS, & CONTROLS OF LIGHTING FIXTURES.

GL18. HALF SHADED FIXTURES SHALL HAVE INTEGRAL ACCESSIBLE EMERGENCY BATTERY OR ON EMERGENCY SYSTEM TO LAST NOT LESS THAN 90 MINUTES.

GL19. ALL RESIDENTIAL HIGH EFFICACY LUMINARIES SHALL BE WITH CRI OF 90 OR HIGHER AND MEET THE REQUIREMENTS OF 2022 ENERGY EFFICIENCY SECTION 150.0 (K) AND JA8 COMPLIANT LAMPS AND LUMINARIES CERTIFIED .

GL20. PROVIDE DISCONNECT FOR SIGNS LOCATED WHERE THE CONDUCTORS ENTER THE ENCLOSURE, SIGN BODY OR POLE, IF REMOTE PROVIDE LOCKABLE WITH WARNING LABEL AT THE SIGN

GL21. THE GROUNDED CONDUCTOR OF LIGHTING CIRCUITS SHALL BE PROVIDED IN EACH LOCATION UNLESS THE WIRING IS INSTALLED IN A RACEWAY OR THE SWITCH BOX REMAINS ACCESSIBLE.

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STATE OF CALIFORNIA

NOTES

SCALE:

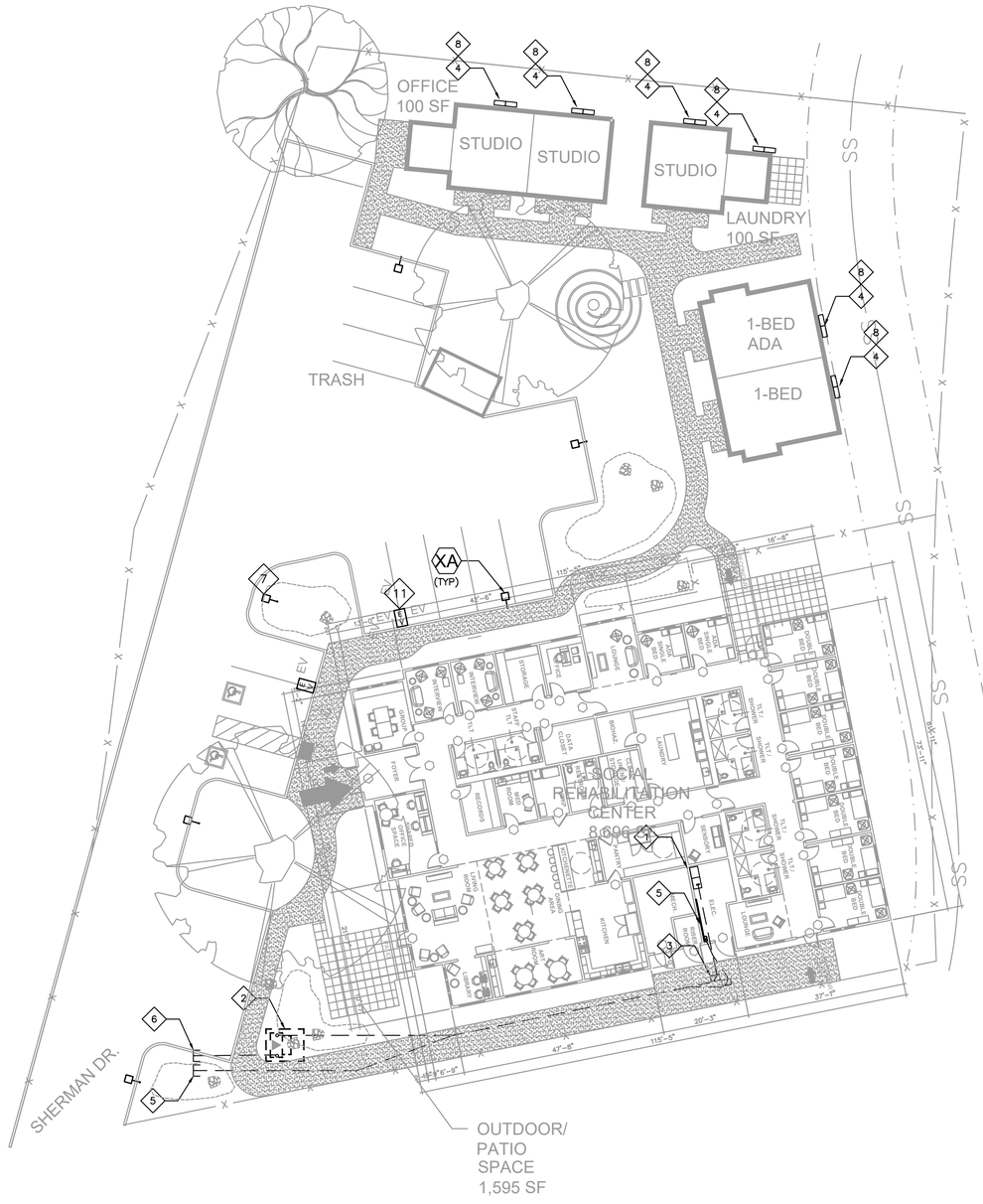
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PROJECT NO. 001

E0.3

SHEET OF



1 SITE PLAN - ELECTRICAL

SCALE: 1/16" = 1'-0"

SHEET NOTES

1. MAIN SWITCHBOARD "MSB" AND METERING.
2. UTILITY TRANSFORMER AND PAD REFER TO JOINT TRENCH AND COORDINATE WITH UTILITY COMPANY.
3. IN GRADE PULL BOX SIZED PER CODE.
4. PANEL "P". (BY PORTABLE MANUFACTURER). TYPICAL. REFER TO RISER DIAGRAM
5. PROVIDE COMMUNICATION CONDUIT SERVICES :
   (1) 2" C.O. AT&T
   (1) 2" C.O. COMCAST
6. POWER SYSTEM CONDUIT SERVICE 5' AWAY FROM THE PROPERTY. (TYPICAL FOR COMMUNICATION)
7. POLE LIGHT. (TYPICAL)
8. TO FIRE ALARM CONTROL PANEL AND SERVER RM.
9. POWER, COMMUNICATION AND FIRE ALARM SYSTEM CONDUITS:
   (1) 1" C.O. AT&T
   (1) 1" C.O. COMCAST
   (1) 1" C.O FIRE ALARM
   (1) 1" C.O SECURITY
   REFER TO RISER DIAGRAM FOR POWER CONDUITS FEEDER SIZE
9. FUTURE CIVIC CENTER POWER FEEDER CONDUIT. STUB CONDUIT INSIDE THE IN-GRADE PULLBOX.
10. PROVIDE (1) J BOX IN THE EXTERIOR OF THE BUILDING IN 3/4"C AND RUN TO THE NEAREST MTT. ALL WIRING SHALL BE IN CONDUITS. ALL THE FIRE ALARM DEVICES SHALL BE TIED INTO THE EXISTING FIRE ALARM PANEL IN ADJACENT BUILDING.

GENERAL NOTES

A- MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4" WITH #10 CONDUCTORS.

B- REFER TO DETAIL SHEET FOR TRENCHING DETAIL.

C- VERIFY LOCATION OF PULL BOXES WITH ARCHITECT BEFORE ROUGH IN.

D- CONDUIT PATHWAYS FOR THE ENTIRE PROJECT SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO COMMENCEMENT OF WORK.

E- RUN ALL SITE LIGHTING CIRCUITS VIA LCP

F- DO NOT RUN PORTABLE CONDUITS UNDER STRUCTURES. RUN CONDUITS IN TRENCH AS A BUNDLE.

G- REFER TO LANDSCAPING AND PROVIDE 120V POWER TO THE CONTROL PANEL.

H- COORDINATE ALL WORK WITH SECURITY AND FIRE ALARM SYSTEM BEFORE ANY ROUGH IN

J- PROVIDE FIRE ALARM SYSTEM SMOKE DETECTORS WITH BUILT IN SOUND ALARM FOR ALL COTTAGES, AND AUDIO VISUAL DEVICES INSIDE THE ADA COTTAGES. PROVIDE EXTERIOR HORNS AS REQUIRED. FIRE ALARM SYSTEM SHALL BE DESIGN BUILT

EVCS PARKING REQUIREMENTS PER CGBSC 4.106.4.2.2 AND 11B-228-.3.2.1,REFER ALSO G0.1 (TOTAL PARKING STALLS 145):

EV READY (RACEWAY & RECPTACLE LOW LEVEL 2), 40%= 58 STALLS
NEMA 6-20R (REFER TO NOTE 7 FOR FEEDERS)

EV READY WITH CHARGERS (EV SUPPLY EQUIPMENT), 10%= 15 STALLS
50% WITH J1772 CONNECTORS,
208V/40A , (2) 1"C-2#8, 1#10G
(1) ¾"C, CAT5E CABLE TO MTT

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ELECTRICAL
SITE PLAN

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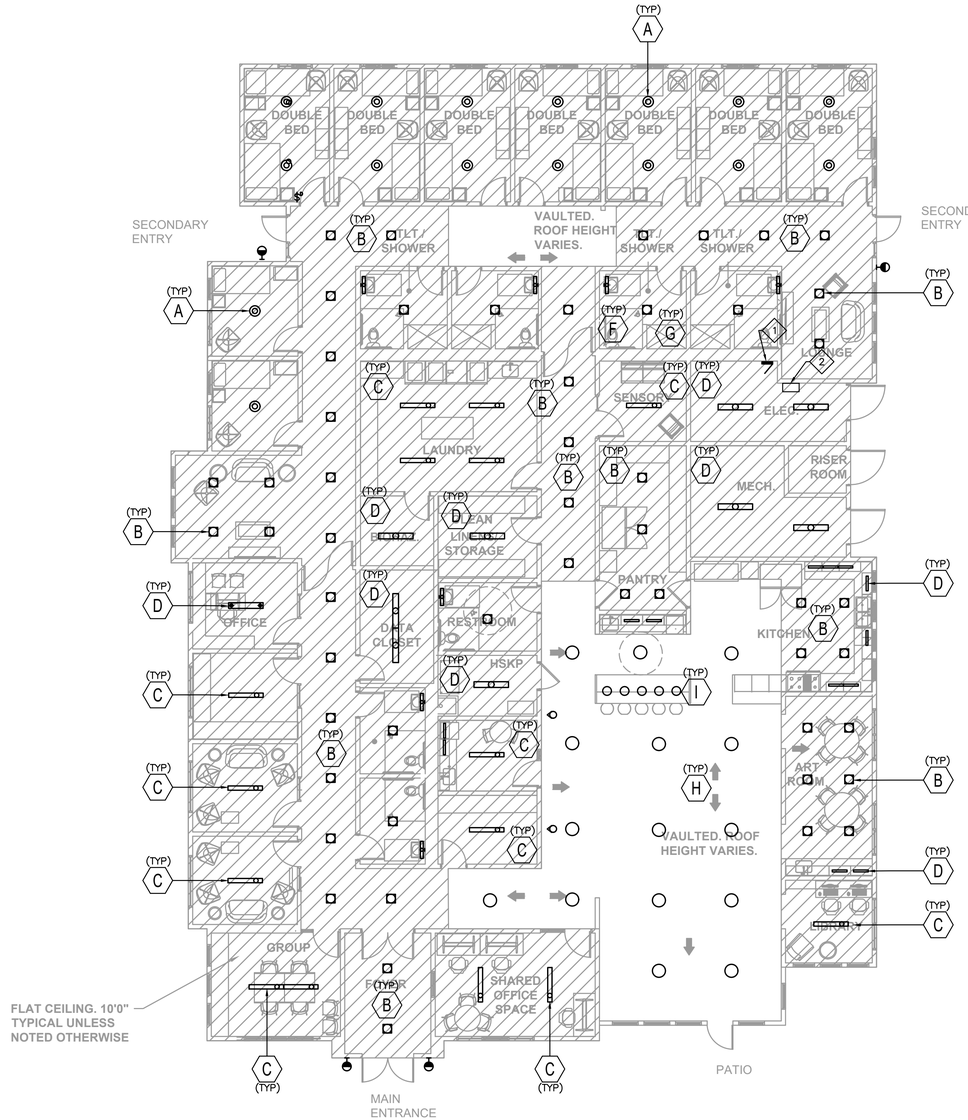
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E1.1

SHEET OF

SHEET NOTES

1. PANEL BOARD "A" AND LIGHTING CONTROL PANEL "LCP". PROVIDE CONTROL PANEL WATTSTOPPER WITH TIMER AND EXTERIOR PHOTO SENSOR PER TITLE 24. NUMBER OF RELAYS AS REQUITED.
2. LIGHTING EMERGENCY POWER SUSTEM INVERTER SINE WAVE EMERGENCY INVERTER EVENLITE 320 WATTS LM-32-LC-V1 PROVIDE 120V POWER



1 REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN - LIGHTING

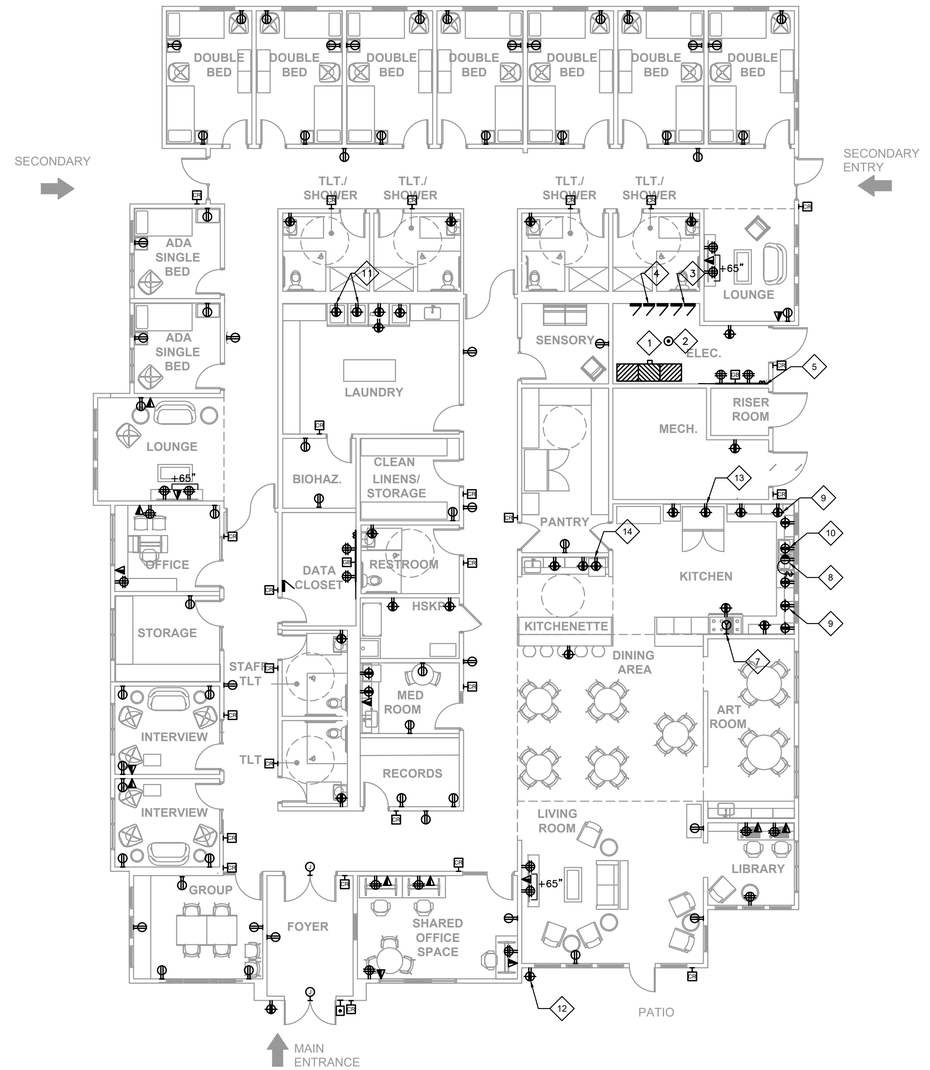
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E2.1

SHEET OF



1 FLOOR PLAN - POWER & SIGNAL

SCALE: 1/8" = 1'-0"

SHEET NOTES

1. MAIN SWITCHBOARD "MSB"
2. ELECTRICAL SERVICE MAIN GROUNDING SYSTEM ROD
3. PANEL BOARD "A1" AND LIGHTING CONTROL PANEL "LCP". PROVIDE CONTROL PANEL WATTSTOPPER WITH TIMER AND EXTERIOR PHOTO SENSOR PER TITLE 24. NUMBER OF RELAYS AS REQUITED.
4. PANEL BOARDS "A2", "A3" AND "A4""
5. PROVIDE 6'X8'X¾" PLYWOOD BACKBOARD AND GROUND BUS. RUN ¾"C WITH 1#6 CONDUCTOR TO GROUNDING SYSTEM
6. PANELBOARD "IT"
7. ELECTRIC OVEN 208V, 8KW, 4#8 CU, GFCI TYPE. (VERIFY RATING AND LOCATION). WITH MICROWAVE/HOOD ON TOP (PROVIDE ADDITIONAL 20A RCPT),
8. DISPOSAL. MT RECEPTACLE UNDER THE SINK.
9. MICROWAVE ABOVE THE COUNTER
10. DISHWASHER . MOUNT RECEPTACLE BELOW THE SINK
11. CLOTH WASHER, 120V
12. EXTERIOR RECEPTACLE, GFCI TYPE IN WP LOCKABLE ENCLOSURE
13. REFRIGERATOR. +48"
14. UNDER CABINET REFRIGERATOR

1EF. EXHAUST FAN CONTROLLED BY ON/OFF SWITCH
2EF. EXHAUST FAN CONTROLLED BY MOTION SENSOR
3EF. EXHAUST FAN CONTROLLED BY 120V THERMOSTAT
4EF. EXHAUST FAN CONTROLLED BY CO. SENSOR

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FLOOR PLAN - POWER & SIGNAL

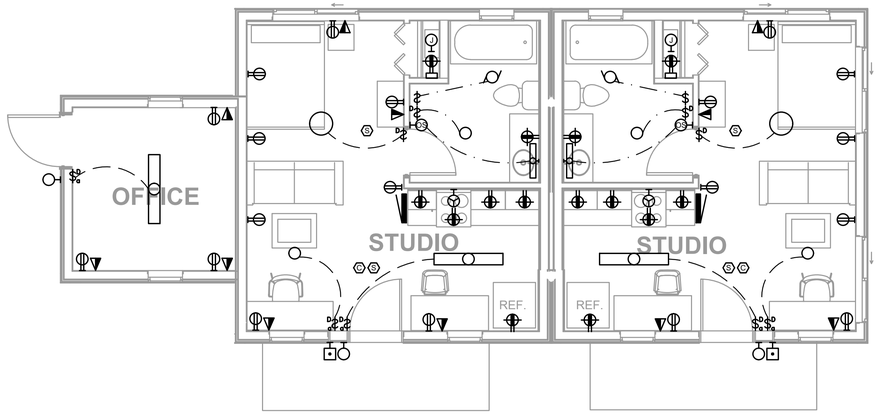
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E2.2

SHEET OF



1 ENLARGED UNIT PLANS - ELECTRICAL

SCALE: 1/4" = 1'-0"

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ENLARGED
UNIT PLANS

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E2.4

SHEET OF

SINGLE-LINE DIAGRAM NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT, COORDINATE AND OBTAIN SERVICE ENTRANCE REQUIREMENTS AND PLANS FROM UTILITY COMPANY BEFORE ANY ROUGH–IN WORK.
2. PROVIDE TEMPORARY CONSTRUCTION POWER AT THE SITE AS REQUIRED.
3. PROVIDE A MINIMUM OF 4" HOUSEKEEPING PAD FOR SWITCHBOARD.
4. VERIFY AVAILABLE FAULT CURRENT WITH UTILITY BEFORE ORDERING UL APPROVED SWITCHBOARD.
5. ALL GROUNDING CLAMPS SHALL BE CAST BRONZE AND IN ACCESSIBLE LOCATION.
6. PROVIDE PROVISIONS TO THE BUS FOR FUTURE BUS EXTENSION.
7. ALL EQUIPMENT SHALL BE IDENTIFIABLE WITH AN APPROVED INDEPENDENT TESTING LABORATORY LABEL . (CEC–110–2)
8. SUBMIT A SET OF 1/4" SCALE DRAWINGS OF ELECTRICAL ROOMS INDICATING ELECTRICAL EQUIPMENT AND TERMINAL CABINETS FOR REVIEW AND APPROVAL WITH EQUIPMENT SUBMITTAL
9. ALL FEEDERS SHALL BE 75° C COPPER THWN/THHN, CIRCUIT BREAKERS AND SWITCHES SHALL HAVE TERMINATION PROVISIONS LISTED FOR USE WITH 75° C
10. THWN/THHN CONDUCTORS.
11. PROTECTIVE DEVICES CAN BE SERIES COMBINATION RATED FOR THEIR AVAILABLE FAULT CURRENT PER 240.86(A)(B) UP TO 400A. POWER SYSTEM COMPONENTS SHALL BE MARKED AS SUCH. INCLUDE CURRENT LIMITING DEVICES IN THE MANUFACTURER'S SHOP DRAWINGS SUBMITTAL. (AVAILABLE FAULT CURRENT INDICATED IS BASED ON L–L). CONTRACTOR SHALL HAVE MANUFACTURER TO PROVIDE COORDINATION SETTINGS/ARC FLASH STUDY IN START UP.
12. PROVIDE PROVISIONS FOR THE SMART METERING ANTENNA PER UTILITY COMPANY REQUIREMENTS.

    ALL INTERIOR METER PANELS:

    a– ALL METER INTERIOR PANELS:

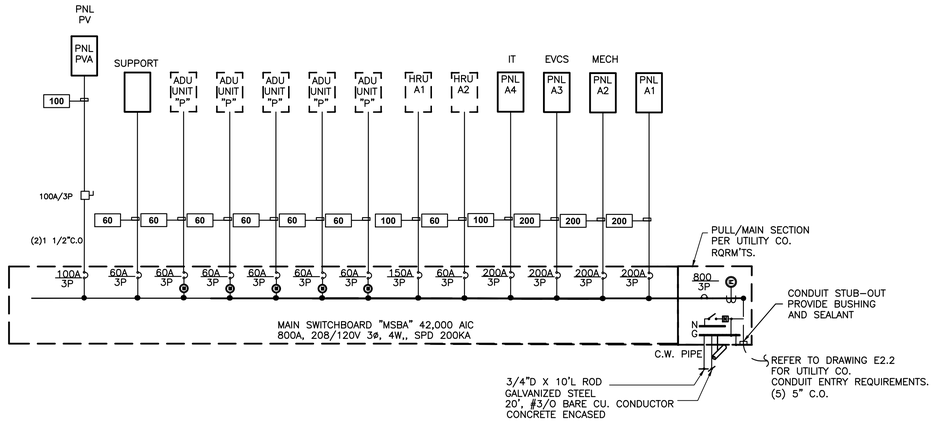
    1– PROVIDE (1) 2"C.O WITH PULL WIRE FROM OUTSIDE FACE OF THE BLDG AND TERMINATE OUTSIDE THE METER PANEL.

    b– INDIVIDUAL AND NON RESIDENTIAL INTERIOR METERS RATED 200KW, 600A, 208V/240V OR 400A, 480V THREE PHASE METER PANELS:

    1– PROVIDE (1) 2"C.O WITH PULL WIRE FROM OUTSIDE FACE OF THE BLDG AND TERMINATE OUTSIDE THE METER PANEL.
    2– PROVIDE 1" C.O WITH PULL WIRE FROM MDF/IDF TO THE METERING SECTION

    C– THE METERING SHALL INDICATE THE CURRENT ELECTRICAL USFGAE IN KW AND IN KWH INCLUDING THE NET METERING.

13. FLOOR STANDING SWITCHBOARD: PROVIDE 48"DX102"H WORKING CLEARANCE. HOUSE KEEPING PADS SHALL EXTEND IN FRONT OF THE WHOLE AREA OF WORKING CLEARANCE DEPTH.
14. WHERE THE WORKING SPACE IS EXPOSED TO VEHICULAR TRAFFIC, PROVIDE PERMANENT BARRICADE OUTSIDE THE WORKING SPACE PER UTILITY REQUIREMENTS.
15. PROVIDE PULL BOXES FOR PRIMARY FEEDER AT MAXIMUM OF EVERY 130 FEET.
16. NEUTRAL AND GROUND BUS SHALL EXTEND TO ALL SECTIONS.
17. SEAL ALL UNDERGROUND CONDUITS. NEC230–8
18. VERIFY GENERATOR CONTROL AND REMOTE ANNUN. WIRING WITH MANUFACTURER.
19. POWER DISTRIBUTION SYSTEM EQUIPMENTS LAY OUT AND DIMENSIONS ARE BASED ON EATON CORPORATIONS EQUIPMENTS. ANY CHANGES IN DIMENSIONS AND ASSOCIATED COST ARE RESPONSIBILITY OF THE CONTRACTOR
20. NON RESIDENTIAL: PROVIDE RESETTABLE NON–UTILITY SUBMETERING EATON PXMP WITH 6" TOUCH SCREEN DISPLAY AND I/O RELAY IN THE SWITCHBOARDS OR IN AN ENCLOSURE ADJACENT TO THE SWITCHBOARD, WITH CURRENT SENSORS FOR EACH FEEDER CB. PROVIDE 1°C W/DATA LINE TO MDF/IDF FOR POWER MONITORING AND. PROVIDE ALL REQUIREMENTS FOR OFF SITE MONITORING AND LOAD SHEDDING. (IQ26O MONITORS ONE CIRCUIT ONLY) TITLE 24, PART 6, 130.5.
21. MAIN AND DISTRIBUTION BREAKERS IN LINE WITH PV SYSTEM SHALL BE COMPATIBLE WITH REVERSE FLOW TO ACCOMMODATE PV SYSTEM
22. PROVIDE ARC FLASH HAZARD SIGN INSTALLATION REQUIREMENTS FOR ELECTRICAL EQUIPMENTS AS SPECIFIED IN NEC ARTICLE 110.16 FLASH PROTECTION AND NFPA 70E
23. PULL SECTIONS SHALL BE UL891 OR UL1773 RATED.
24. AVAILABLE FAULT CURRENT SHALL BE FIELD MARKED PER 110.24(A)
25. ALL FEEDER CIRCUIT WIRING MUST BE PROTECTED FROM FIRE IN ACCORDANCE WITH 700.10(D)(1) OF THE CEC AND ALL EQUIPMENTS SUPPLYING EMERGENCY SYSTEMS MUST BE PROTECTED IN ACCORDANCE WITH 700.12 OF CEC. AS APPLICABLE.
26. PROVIDE A PERMANENT PLAQUE OR DIRECTORY AT EACH SERVICE DISCONNECT PER 230.2(E) REFER ALSO TO DETAIL
27. SOLAR SYSTEM CIRCUIT BREAKER(S) SIZE PLUS MAIN SERVICE DISCONNECT SWITCH SHALL BE LESS THAN 120% ON MAIN SWITCHBOARD BUS SIZE
28. INSTALL PERMANENTLY ATTACHED ARC FLASH HAZARD LABELS FOR ALL POWER DISTRIBUTION SYSTEM EQUIPMENT PER CEC 110.16. ALL THE LABELS SHALL INDICATE:
    1. EXISTENCE OF ARCH FLASH HAZARD, FLASH PROTECTION BOUNDARY.
    2. INCIDENT ENERGY AT 18" EXPRESSED IN CAUCM2
    3. PPE CLOTHING REQUIRED.
    4. VOLT AGE SHOCK HAZARD.
    5. LIMITED SHOCK APPROACH BOUNDARY.
    6. RESTRICTED SHOCK APPROACH BOUNDARY.
    7. PROHIBITED SHOCK APPROACH BOUNDARY.
29. PROVIDE ENERGY REDUCTION MAINTENANCE SWITCH AT EACH 1200A BREAKER OR GREATER WITH MAINTENANCE SWITCH AND LOCAL STATUS INDICATOR TO REDUCE INSTANTANEOUS PICKUP SETTING TO NO MORE THAN TWO TIMES THE SENSOR AMPERAGE PER CEC 240.87.
30. WHERE A TIGHTENING TORQUE IS INDICATED AS A NUMERIC VALUE ON AN EQUIPMENT OR IN INSTALLATION INSTRUCTION, A CALIBRATED TORQUE TOOL SHALL BE USED TO MEET THE REQUIRED VALUES NEC 110.14(D)
31. MARK DISCONNECTS, INCLUDING THE MAIN, LEGIBLY TO INDICATE ITS PURPOSE WITH POWER SOURCE IDENTIFICATION
32. MAIN SWITCHBOARD SHALL BE LEGIBLY MARKED IN THE FIELD THE MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKING SHALL INCLUDE THE DATE TECH FAULT CALCULATION WAS PERFORMED. CECE110.24(A)



COORDINATE EXACT LOCATION OF THE PV PANEL, INVERTERS AND THE FEEDER DISCONNECT SWITCH WITH PV SYSTEM DRAWINGS. PROVIDE ONE 120V RECPTACLE AND ONE CAT5E CABLE FROM INVERTER ROOM LOCATION (1ST FLR PV ROOM) TO THE "MTT" AS DIRECTED.

REFER TO RISER DIAGRAM NOTES REGARDING ADDITIONAL METERING REQUIREMENTS

1 RISER DIAGRAM - ELECTRCAL

NONE

FEEDER SCHEDULE

(75 Deg. Copper Conductor)

TAG	CONDUCTOR SIZE (4 WIRE)	GND CONDUCTOR SIZE	CONDUIT SIZE	TAG	CONDUCTOR SIZE (3 WIRE)	GND CONDUCTOR SIZE	CONDUIT SIZE
40	#8	1#10	1"	40X	#8	1#10	1"
60	#6	1#8	1 1/4"	60X	#6	1#8	1"
70	#4	1#8	1 1/4"	70X	#4	1#8	1 1/4"
100	#2	1#6	1 1/2"	100X	#2	1#6	1 1/4"
125	#1	1#6	2"	125X	#1	1#6	1 1/2"
150	#1/O	1#6	2"	150X	#1/O	1#6	2"
175	#2/0	1#6	2"	175X	#2/0	1#6	2"
200	#3/O	1#4	2 1/2"	200X	#3/O	1#4	2"
225	#4/0	1#4	2 1/2"	225X	#4/O	1#4	2 1/2"
250	#250	1#4	3"	250X	#250	1#4	2 1/2"
300	#350	1#2	3"	300X	#350	1#2	3"
350	#400	#1/O	3 1/2"	350X	#400	1#1/O	3"
400	#500	#2	3 1/2"	400X	#500	1#2	3 1/2"
600	#350	#1	(2) 3"	600X	#350	#1	(2) 3"
800	#500	#1/O	(2) 3 1/2"	800X	#500	#1/O	(2) 4"
1000	#500	#2/O	(3) 4"				
1200	#600	#3/O	(3) 4"				
1600	#600	#4/O	(4) 4"				

NOTES:
1– NUMBERS IN PARANTHESES INDICATE NO OF CONDUIT SETS WITH CONDUCTORS.
2– SOME FEEDERS IN THE SCHEDULE ARE NOT USED IN THIS PROJECT.

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POWER
RISER DIAGRAM & SCHEDULES

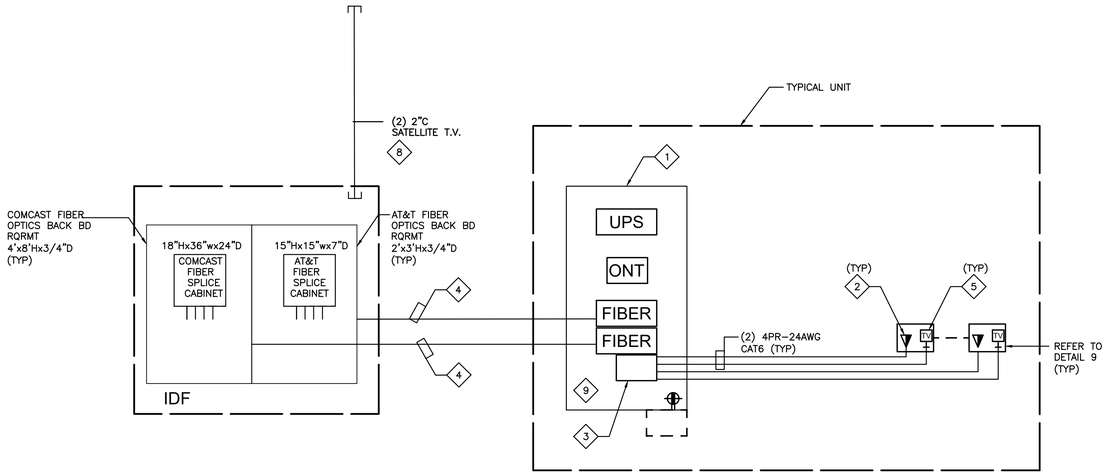
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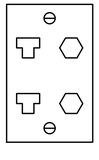


COMMUNICATION SYSTEMS NOTES:

1. UNIT COMMUNICATION HUB (OPTIONAL TERMINAL NETWORK "ONT") RECESSED 42"Hx14"Wx3 7/8"D BOX WITH HINGED DOOR, INSTALL 120V GFI DUPLEX RECEPTACLE INSIDE THE BOX. LEGRND EN4250
2. VOICE AND DATA OUTLETS. RJ45 MODULAR CONNECTORS. LEVITON 41080-WH FACEPLATE NUMBER OF OUTLETS/PORTS AS INDICATED.
3. TERMINATE CABLES IN A DUPLEX OUTLET BOX. PRE-WIRE PROTRUDING LENGTHS PER UTILITY CO.
4. FIBER OPTIC CABLE TO BLDG MAIN COMMUNICATION TERMINAL BOARD (MPOE). INSTALL UTILITY PROVIDED MICRODUCTS WITH PULL WIRES . VERIFY WITH UTILITY COMPANY INSTALL AS DIRECTED
5. VIDEO WALL-JACK, F-CONNECTOR, UTILIZE LRC SNAP/SEAL OR GILBERT CONNECTORS. DO NOT USE HEX CRIMP FITTINGS
6. ALL UNITS PREWIRING SHALL MEET ANSI/TIA/EIA 570-B STANDARDS AND UTILITY COMPANY STANDARDS, GUIDELINES AND LABELING. ALL UNITS WIRING SHALL BE STAR TOPOLOGY.
7. FOR AUDIO & OTHER LOW VOLTAGE APPLICATION, INSTALL APPROPRIATE CABLES PER APPLICATION INSTRUCTIONS (WHEN APPLICABLE)
8. COORDINATE SATELLITE TV SYSTEM ROOF STUB OUT WITH UTILITIES AND ARCHITECTURAL DRAWINGS
9. PROVIDE 10X8 COMBO MODULE FJ45 WITH RJ31X. LEGRAND P/N:CO1045

1 TYP. UNIT COMMUNICATION SYSTEM DIAGRAM

REFER TO FLOOR PLANS FOR LOCATION OF MPOE RMS

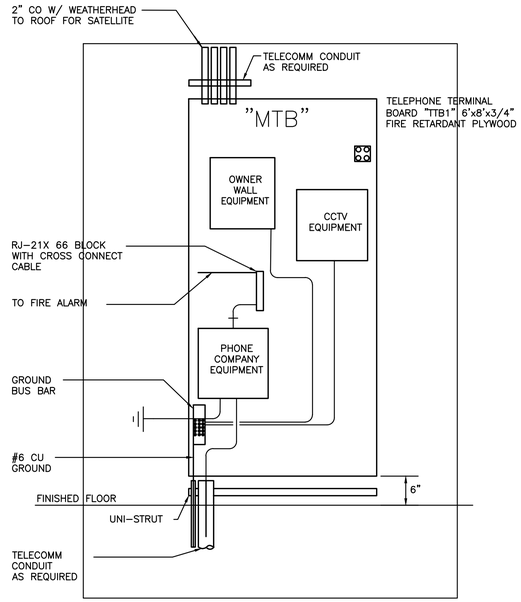


2 TYPICAL VOICE/DATA/VIDEO OUTLETS

NOT TO SCALE

568-B WIRING STANDARD FOR CAT6 CABLING

PAIR #	WIRE	PIN#
1-WHITE/BLUE	WHITE/BLUE	5
	BLUE/WHITE	4
2-WHITE/ORANGE	WHITE/ORANGE	1
	ORANGE/WHITE	2
3-WHITE/GREEN	WHITE/GREEN	3
	GREEN/WHITE	6
4-WHITE/BROWN	WHITE/BROWN	7
	BROWN/WHITE	8



3 TELECOMMUNICATIONS TERMINAL BOARD

NOT TO SCALE

1. PROVIDE 8'X8'X3/4"D FIR PROOF PLYWOOD WITH TWO COATS OF GREY PAINT FOR EACH VENDOR.
2. PROVIDE EMT CONDUIT WITH TRUE TAPE:
   (2) 4" C.O. AT&T
   (2) 2" C.O. COMCAST
3. PROVIDE 120V POWER AND OR CAT 6 FOR ALL WIFI SYSTEM EQUIPMENTS IN COMMON AREA PER SYSTEM DESIGNER
4. PROVIDE EMT CONDUIT WITH TRUE TAPE:

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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mail@esfahani.us T. 925-556-0691

REGISTERED PROFESSIONAL ENGINEER
TAGHI ESFAHANI
No. E16082
Exp. 12/31/26
ELECTRICAL
STATE OF CALIFORNIA

COMMUNICATION SYSTEM

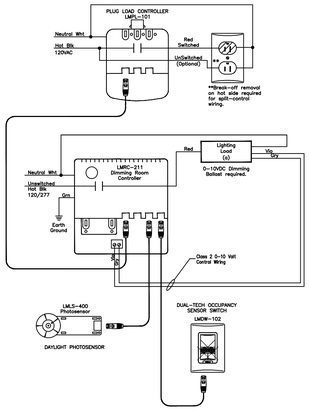
SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

E5.1

SHEET OF

SINGLE ZONE SMALL PRIVATE OFFICE, HUDDLE, ETC



SEQUENCE OF OPERATION:

TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF
DAYLIGHTING	SINGLE ZONE-DIMMING
PLUG-LOAD	AUTO-ON/AUTO-OFF

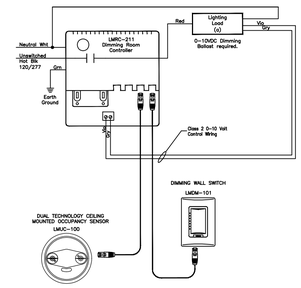
BILL OF MATERIAL

LMRC-211
LMDW-102-W

LMLS-400
LMPL-101

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: S1Z-SO-3	Date: 11/12/14	Rev.

RESTROOMS, LARGE PRIVATE OFFICE, LARGE HUDDLE, ETC



SEQUENCE OF OPERATION:

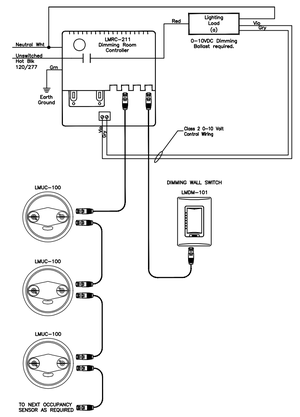
TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF

BILL OF MATERIAL

LMRC-211
LMDM-101
LMJC-100

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: SR-2	Date: 11/12/14	Rev.

CORRIDORS



SEQUENCE OF OPERATION:

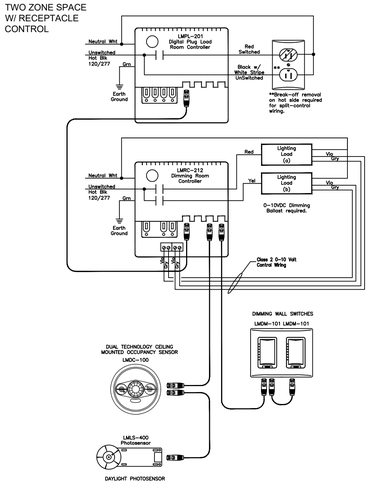
TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF

BILL OF MATERIAL

LMRC-211
LMDM-101-W
LMJC-100

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: SC1-1	Date: 11/12/14	Rev.

TWO ZONE SPACE W/ RECEPTACLE CONTROL



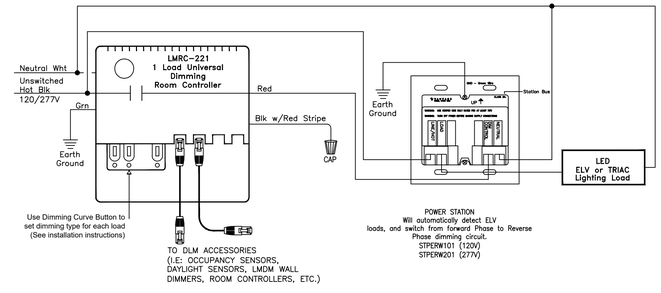
SEQUENCE OF OPERATION:

TYPE	OPERATION
LOAD CONTROL	SWITCHING AND DIMMING
MANUAL CONTROL	ON/OFF AND DIMMING
OCCUPANCY	MANUAL-ON/AUTO-OFF
DAYLIGHTING	SINGLE ZONE-DIMMING

BILL OF MATERIAL

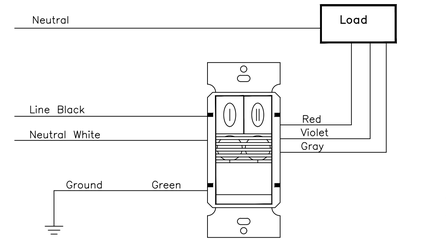
LMRC-212
(2)LMDM-101-W
LMJC-100
LMLS-400

WattStopper 800-879-8585			
Title: DLM TYPICAL CONNECTION DETAILS			
Scale: None	Drawing#: D2Z-1	Date: 11/12/14	Rev.



2 ELV OR TIAC DIMMING DETAIL

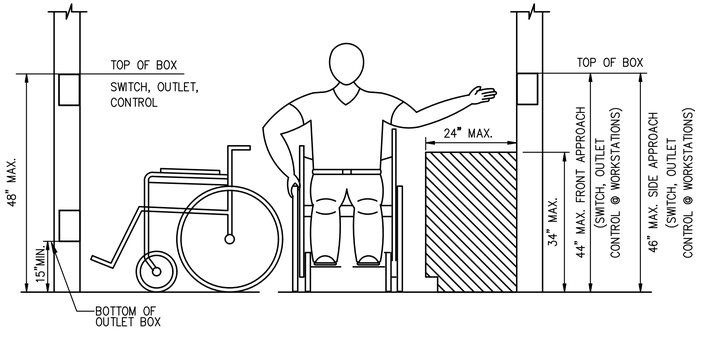
SCALE: NONE



DW-311
Dual Technology
0-10V dimming wall switch sensor.

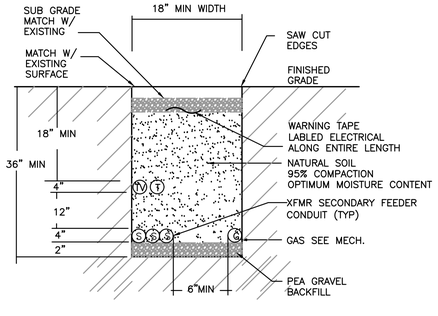
1 DIMMER, WALL SWITCH DETAIL

SCALE: NONE



11 TYPICAL DEVICE MOUNTING DETAIL

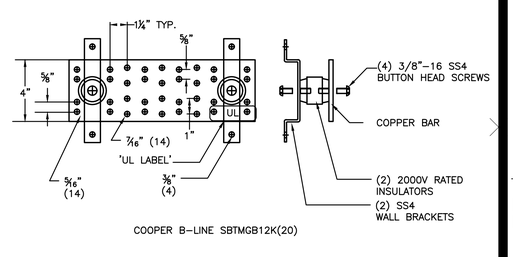
NOT TO SCALE



VERIFY INSTALLTIONS OF UTLITIES IN JOINT TRENCH WITH UTILITY CO. BEFORE ROUGH IN.

4 UTILITY CONDUITS TRENCH DETAIL

SCALE: NONE



COOPER B-LINE SBTMGB12K(20)

3 COMMUNICATION GROUND BUS DETAIL

SCALE: NONE

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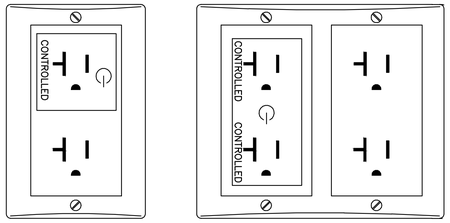
DETAILS
ELECTRICAL

SCALE:
DATE: 1 / 2026
REVISIONS:

PROJECT NO. 001

E6.1

SHEET OF

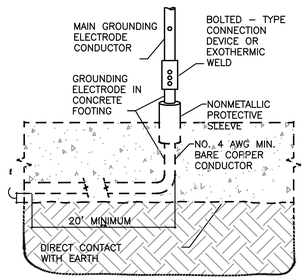


PLUG LOAD CONTROLLED HALF SWITCHED RECEPTACLE WITH PERMANANT MARK

PLUG LOAD CONTROLLED FOURPLEX RECEPTACLE WITH SWITCHED DUPLEX RECEPTACLE WITH PERMANANT MARK

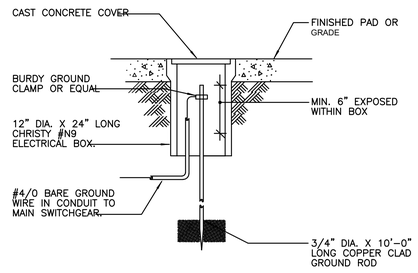
12 PLUG LOAD CONTROLLED DETAIL

NOT TO SCALE



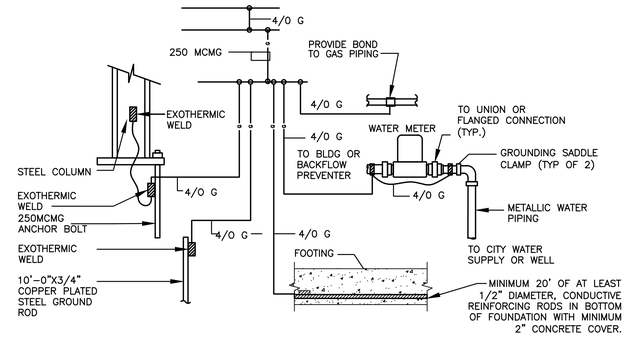
7 UFER GROUNDING SYSTEM DETAIL

SCALE: NONE



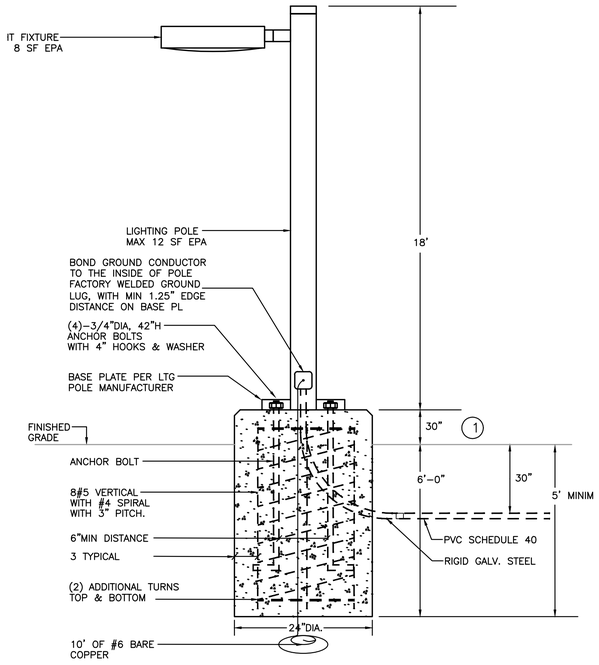
6 GROUND ROD IN ACCESS. PULL BOX DET

SCALE: NONE



5 DETAIL - MAIN GROUNDING SYSTEM

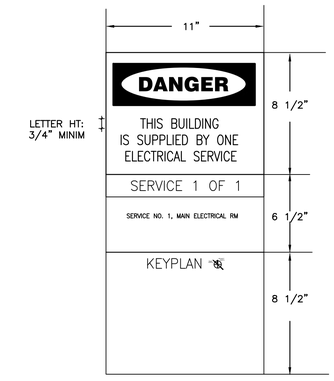
NOT TO SCALE



1 POLE LIGHTS WHICH ARE NOT SUBJECTED TO VEHICULAR DAMAGE SHALL BE MOUNTED AT FINISHED FLOOR.

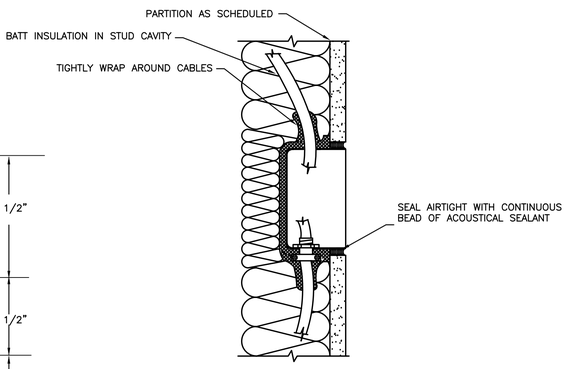
POLE LIGHT MOUNTING DETAIL

SCALE: NONE Updated 5/21/22



9 TYPICAL SERVICE DISCONNECT PLAQUE

NOT TO SCALE

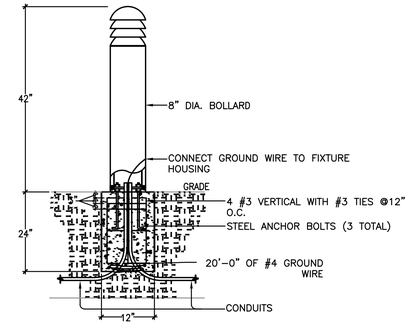


NOTES

1. ELECTRICAL BOXES ON OPPOSITE SIDES OF PARTITION SHALL NOT BE SHARED THE SAME STUD CAVITY . KEEP A MINIMUM OF 24" BETWEEN JUNCTION BOXES.
2. USE FIRE RATED PUTTY PAD SUCH AS:
   - FSP BY NELSON FIRESTOP (www.nelsonfirestop.com)
   - SpecSeal PUPTY PADS (www.stifirestop.com)
   - DOTTIE #68 (www.lhdottie.com)
   - BIOSTOP (www.biofireshield.com)

8 OUTLET BOX RATED WALL DET

SCALE: NONE



10 BOLLARD MOUTING DETAIL

SCALE: NONE Updated 5/21/18

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
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ELECTRICAL
STATE OF CALIFORNIA

DETAILS
ELECTRICAL

SCALE:
DATE: 1 / 2026
REVISIONS:

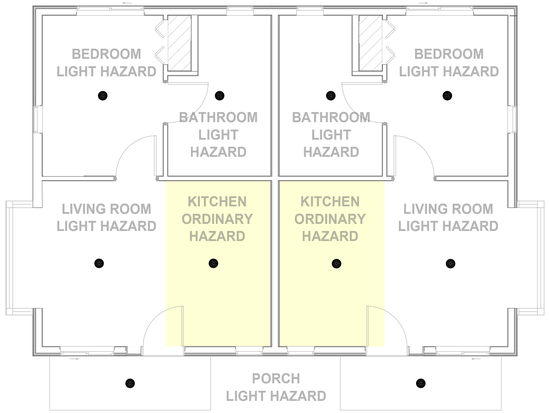
PROJECT NO. 001

E6.2

SHEET OF

FIRE SPRINKLER PLAN

SHERMAN RECOVERY CENTER
2025 SHERMAN DRIVE, PLEASANT HILL, CA



FLOOR PLAN - STUDIOS

SCALE 3/16" = 1'-0"

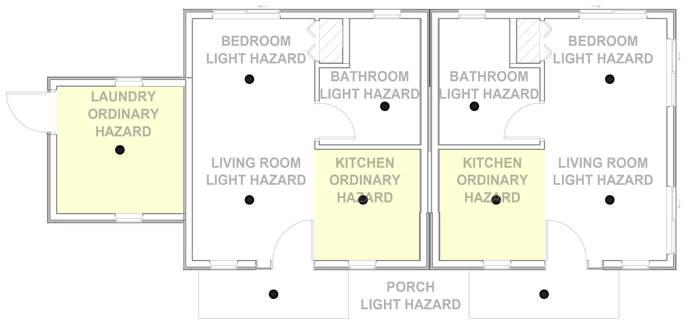
FIRE SPRINKLER LEGEND:

- LIGHT HAZARD = 0.10 DENSITY
- ORDINARY HAZARD = 0.20 DENSITY
- ATTIC SPACE / MECHANICAL ROOM = 0.20 DENSITY

ORDINARY HAZARD

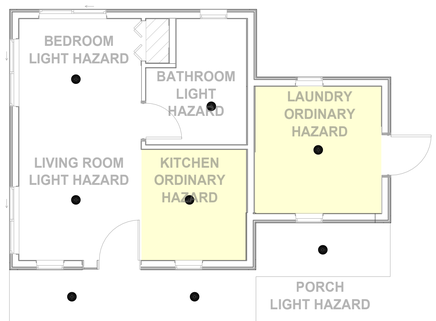
LIGHT HAZARD

SPRINKLER HEAD



FLOOR PLAN - BEDROOMS

SCALE 3/16" = 1'-0"





FLOOR PLAN - OVERALL

SCALE 1/8" = 1'-0"



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FIRE SPRINKLER RCP

SCALE:
DATE:
REVISIONS:

PROJECT NO. MRK

FP1.0

SHEET OF

FENCING:

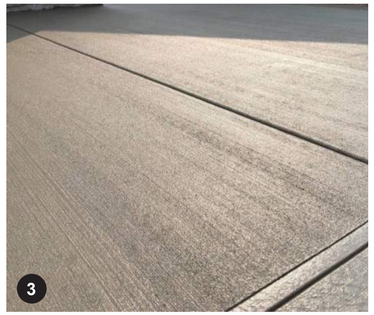


Entry Courtyard Fencing



Perimeter ‘good neighbor’ fencing

PAVING MATERIALS:



Natural colored, medium broom finish concrete paving



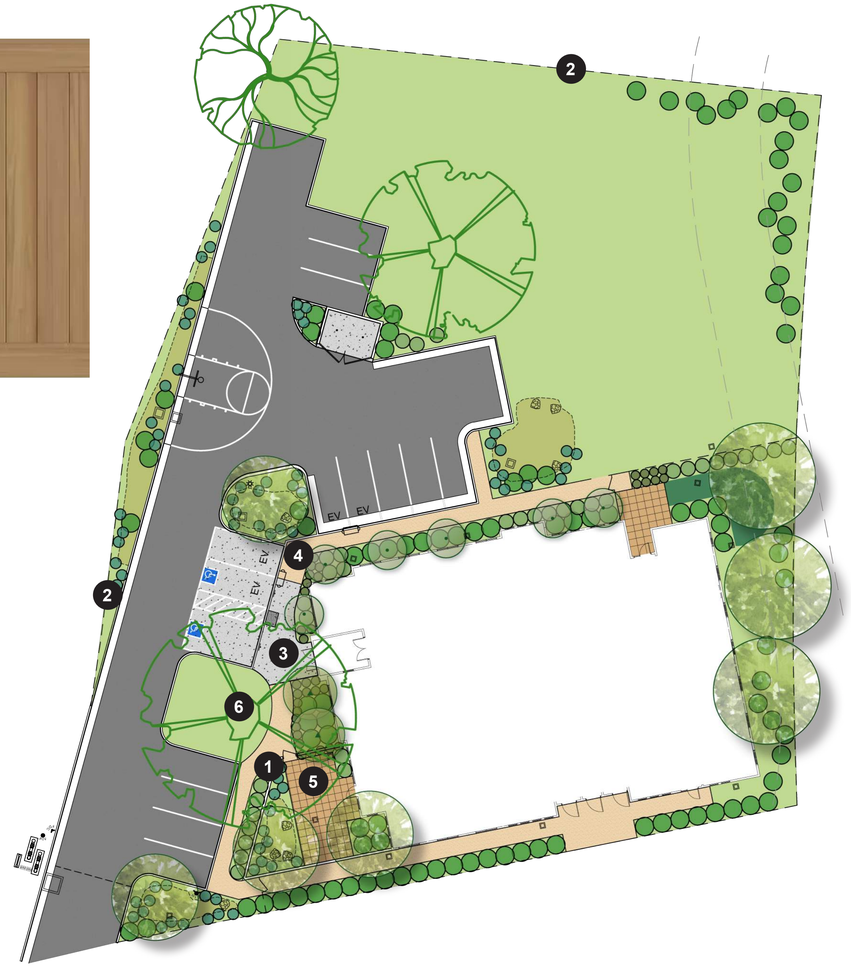
Stablilzed California gold decomposed granite



Permeable pavers with recycled plastic or metal edger

SEATING:


Moveable seating



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

LANDSCAPE NARRATIVE

The landscape applies a biophilic design lens to support safe recovery—connecting people with nature and providing opportunities for horticultural therapy and quiet contemplation. Horticultural therapy is an evidence-based therapeutic modality utilizing the benefits of gardening to build self-esteem, reduce stress, and prevent boredom during recovery, offering tangible benefits such as lowering cortisol levels and blood pressure. The landscape also supports patients in addiction and/or mental health recovery through calm, healing spaces centered around the preserved mature oak trees and a plant palette selected for stress relief, improved mood, and physical activity.

The plant palette includes species offering sensory engagement through scent, and visual and tactile texture. The palette specifies water-wise, low-maintenance, Bay-friendly plant species, including native plants. All specified plants are non-toxic and non-psychoactive.

The plant arrangement is orthogonal at and against the buildings and along the fence line, transitioning to a naturalistic pattern along the frontages within the bioretention areas. The design creates focal points at the project entry drive and adjacent to pedestrian pathways and entrances to highlight on-site pedestrian and vehicular circulation.

Species selection transitions in alignment with the layout. Ornamental tree and shrub species are selected for the orthogonal arrangement along the foundations of the structures, transitioning to native and naturalizing species in organic arrangements at the site’s edges and under the retained trees. Non-mow fescue and meadow species are hydroseeded under the existing oak trees. Along the Iron Horse Trail frontage drifts of tall evergreen native shrubs within a meadow of native non-mow grasses are punctuated with low-growing, native shrubs. Bio-retention areas incorporate ‘found’ boulders and new cobble placed within native, drought- and water-tolerant evergreen ground covers and shrubs, supporting a consistent year-round appearance. A simple labyrinth is created within a walk-on ground cover area of ‘found’ rocks to be used for meditation and inner journeying. The residential frontage is planted with a tall evergreen hedge against a wooden good-neighbor fence. Plants are to be installed in 1-, 5- and 15-gallon sizes.

The selected plants are water-wise, requiring no, low or very low water in all locations except the bio-retention areas. Species in the bio-retention areas are selected to be tolerant of both inundation and summer-dry conditions, rated as medium on the WUCOLs list. Planting areas are grouped to be irrigated by ‘hydrozone’ using a WELO-approved smart controller and efficient irrigation equipment. Planting areas will receive 4-inches of organic mulch to conserve soil moisture and hold down weeds.

NOTES:

1. Entry Fence - Board form concrete base with horizontal wood slats, 6’-0” tall
2. Perimeter ‘Good Neighbor’ Fence - Cedar wood with top and bottom rail with 6” tall wildlife openings under the fence in select locations
3. Natural Colored Concrete Paving - Medium broom finish with lampblack additive
4. Decomposed Granite Walkway - California Gold color 1/8 inch size with fines and PHP™ Organic Aggregate Binder
5. Permeable Pavers - Concrete pavers bounded by recycled plastic or metal header
6. Existing Oak Trees, Protected in Place

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(510) 272-1060

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

121 Park Place
Richmond, CA 94801
tel: 510-367-6166

Engineering
Planning
Landscape Architecture
Land Surveying
Mapping

http://www.csw-st2.com

PROPOSAL DESIGN - CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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PRELIMINARY
LANDSCAPE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

PROJECT NO. 001

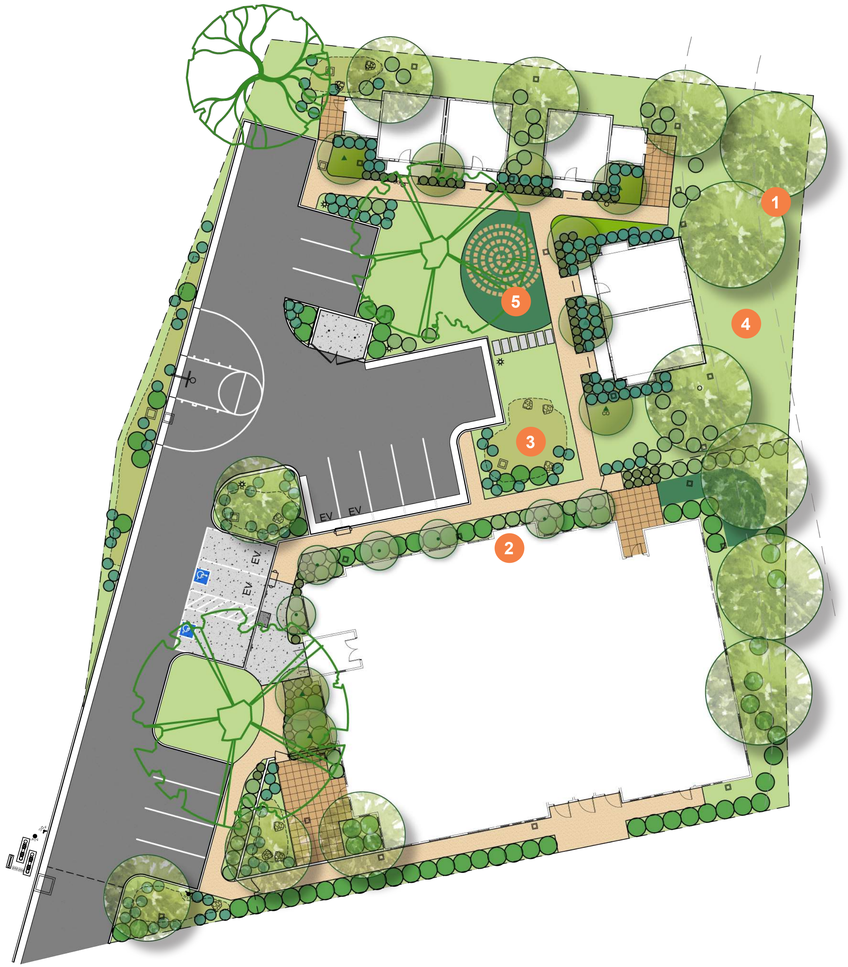
L1.0

SHEET OF

LABYRINTH:



Labyrinth of ‘found’ on-site rocks within walk-on ground cover area under existing oak



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

PLANT LIST

	LATIN NAME, COMMON NAME	COMMENTS, MAX. SIZE	CONTAINER SIZE	WATER USEAGE
1 TREES				
	Carpinus betulus 'Frans Fontaine, Frans Fontaine Beech	Deciduous, 10'-0" Spread, 35'-0" Height	24" Box	Medium
	Cotinus coggygria 'Royal Purple', Royal Purple Smoke Tree	Evergreen, 8'-0" Spread, 15'-0" Height	15 Gallon	Low
	Lagerstroemia indica 'Whit II', Dynamite Crepe Myrtle	Deciduous, 15'-0" Spread, 20'-0" Height	15 Gallon	Medium
	Pistacia × 'Red Push', Red Push Pistache	Deciduous, 25'-0"-40'-0" Spread and Height	15 Gallon	Low
	Quercus agrifolia, Coast Live Oak	Evergreen, 30'-0" to 70'-0" Spread and Height	15 Gallon	Low
	Tibouchina urvilleana, Princess Flower	Evergreen, 8'-0"- 15'-0" Spread and Height	15 Gallon	Medium
2 SHRUBS / ACCENT PLANTS / GROUND COVER				
	Chamaemelum nobile, Chamomile	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Dietes bicolor 'Orange Drop', Orange Drop Fortnight Lily	Evergreen, 3'-0" Spread	1 Gallon	Low
	Lomandra confertifolia ssp. rubiginosa 'Seascape', Seascape Mat Rush	Evergreen, 3'-0" Spread	1 Gallon	Low
	Prunus laurocerasus 'Zabeliana', English Laurel	Evergreen, 6'-0" to 8'-0" Spread and Height	1 Gallon	Medium
	Rhamnus californica, California Coffeeberry	Evergreen, 8'-0" Spread and Height	1 Gallon	Low
	Rosmarinis officinalis 'Tuscan Blue', Tuscan Blue Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Salvia 'Celestial Blue', Celestial Blue Sage	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
	Thymus serpyllum 'Elfin', Creeping Thyme	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Westringia fruticosa 'Morning Light, Coast Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Westringia fruticosa 'Wynyabbie Gem', Coast Rosemary	Evergreen, 6'-0" Spread, 8'-0" Height	1 Gallon	Low
3 BIOSWALE/STORM WATER TREATMENT AREA				
CAR DIV	*Carex divulsa,* Berkeley sedge	Evergreen, 12" On Center	1 Gallon	Low
EPI CAN	*Epilobium canum,* California Fuchsia 1 Gallon Size,	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
JUN PAT	*Juncus patens,* Blue Rush	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
HYDROSEED	*Festuca rubra 'Molate'*, Molate Creeping Red Fescue *Nasella pulchra,* Purple Needlegrass *Hordeum californicum,* California Barley *Leymus triticoides,* Creeping Wild Rye *Agrostis pallens,* Thingrass	Native Water-Tolerant Grasses	40 lbs. per acre	Low
4 HYDROSEED MIX				
NON-MOW FESCUE	*Festuca rubra 'Molate', Molate* Creeping Red Fescue *Festuca occidentalis 'Mokelumne'*, Western Mokelumne Fescue *Festuca idahoensis,* Idaho Fescue	Native Evergreen Grasses	40 lbs. per acre	
CALIFORNIA NATIVE WILDFLOWER MIX - overseeded	*Achillea millefolium,* White Yarrow *Clarkia elegans,* Elegant Clarkia *Collinsia heterophylla,* Chinese Houses *Eschscholzia californica,* California Poppy *Gilia capitate,* Globe Gilia *Lasthenia glabrata*, Goldfields *Layia platyglossa,* Tidy Tips *Linum lewisii*, Blue Flax *Lupinus microcarpus "Ed Gedling"*, Golden Lupine *Lupinus succulentus*, Arroyo Lupine *Nemophila menziesii*, Baby Blue Eyes *Phacelia campanularia*, California Blue Bells *Triphysaria versicolor*, Yellow Owl's Clover	Evergreen and Deciduous Shrubs and Wildflowers	18 lbs. per acre	Low

TREES:



Quercus agrifolia, Coast Live Oak



Pistacia x ‘Red Push’, Pistache



Lagers. indica Dynamite Crepe Myrtle



Tibouchina urvilleana, Princess Flower

SHRUBS/ACCENT PLANTS:



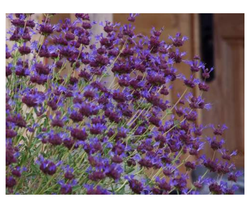
Rosm. offic., Tuscan Blue Rosemary



Rhamnus cal., California Cofffeeberry



Dietes bi. Orange Drop Fortnight Lily

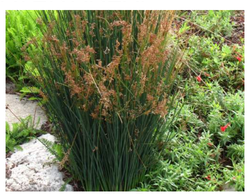


Salvia ‘Celestial Blue’, BlueSage

BIOSWALE/STORM WATER AREA:



Carex divulsa, Berkeley sedge



Juncus patens, Blue Rush



Epilobium canum, California Fuschia



Leymus triticoides,Creeping Wild Rye

HYDROSEED MIX:



Achillea millefolium, White Yarrow



Linum lewesii, Blue Flax



Lupinus succulentus, Arroyo Lupine



Lasthenia glabrata, Goldfields

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

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PRELIMINARY
LANDSCAPE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

PROJECT NO. 001

L1.1

SHEET OF

FENCING:

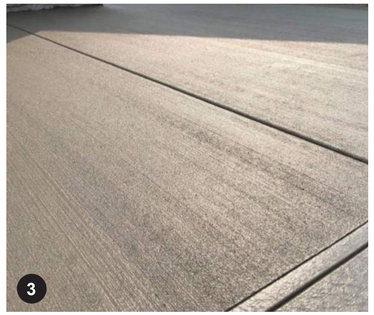


Entry Courtyard Fencing



Perimeter ‘good neighbor’ fencing

PAVING MATERIALS:



Natural colored, medium broom finish concrete paving



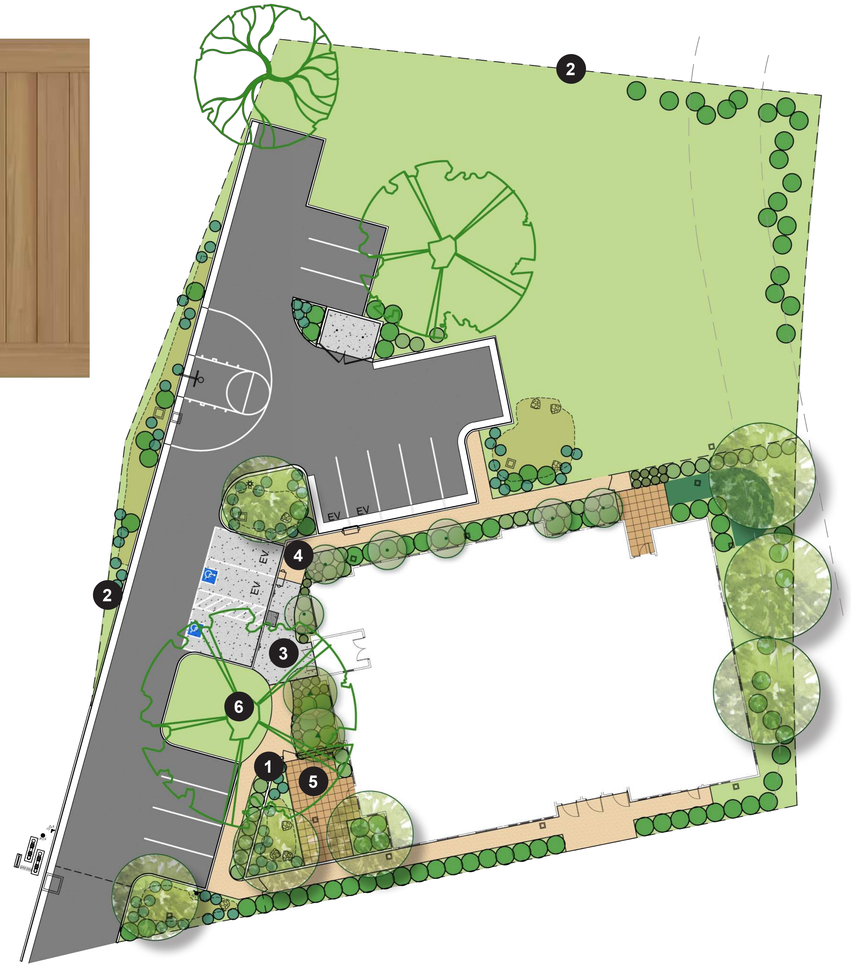
Stablilzed California gold decomposed granite



Permeable pavers with recycled plastic or metal edger

SEATING:


Moveable seating



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

LANDSCAPE NARRATIVE

The landscape applies a biophilic design lens to support safe recovery—connecting people with nature and providing opportunities for horticultural therapy and quiet contemplation. Horticultural therapy is an evidence-based therapeutic modality utilizing the benefits of gardening to build self-esteem, reduce stress, and prevent boredom during recovery, offering tangible benefits such as lowering cortisol levels and blood pressure. The landscape also supports patients in addiction and/or mental health recovery through calm, healing spaces centered around the preserved mature oak trees and a plant palette selected for stress relief, improved mood, and physical activity.

The plant palette includes species offering sensory engagement through scent, and visual and tactile texture. The palette specifies water-wise, low-maintenance, Bay-friendly plant species, including native plants. All specified plants are non-toxic and non-psychoactive.

The plant arrangement is orthogonal at and against the buildings and along the fence line, transitioning to a naturalistic pattern along the frontages within the bioretention areas. The design creates focal points at the project entry drive and adjacent to pedestrian pathways and entrances to highlight on-site pedestrian and vehicular circulation.

Species selection transitions in alignment with the layout. Ornamental tree and shrub species are selected for the orthogonal arrangement along the foundations of the structures, transitioning to native and naturalizing species in organic arrangements at the site’s edges and under the retained trees. Non-mow fescue and meadow species are hydroseeded under the existing oak trees. Along the Iron Horse Trail frontage drifts of tall evergreen native shrubs within a meadow of native non-mow grasses are punctuated with low-growing, native shrubs. Bio-retention areas incorporate ‘found’ boulders and new cobble placed within native, drought- and water-tolerant evergreen ground covers and shrubs, supporting a consistent year-round appearance. A simple labyrinth is created within a walk-on ground cover area of ‘found’ rocks to be used for meditation and inner journeying. The residential frontage is planted with a tall evergreen hedge against a wooden good-neighbor fence. Plants are to be installed in 1-, 5- and 15-gallon sizes.

The selected plants are water-wise, requiring no, low or very low water in all locations except the bio-retention areas. Species in the bio-retention areas are selected to be tolerant of both inundation and summer-dry conditions, rated as medium on the WUCOLs list. Planting areas are grouped to be irrigated by ‘hydrozone’ using a WELO-approved smart controller and efficient irrigation equipment. Planting areas will receive 4-inches of organic mulch to conserve soil moisture and hold down weeds.

NOTES:

1. Entry Fence - Board form concrete base with horizontal wood slats, 6’-0” tall
2. Perimeter ‘Good Neighbor’ Fence - Cedar wood with top and bottom rail with 6” tall wildlife openings under the fence in select locations
3. Natural Colored Concrete Paving - Medium broom finish with lampblack additive
4. Decomposed Granite Walkway - California Gold color 1/8 inch size with fines and PHP™ Organic Aggregate Binder
5. Permeable Pavers - Concrete pavers bounded by recycled plastic or metal header
6. Existing Oak Trees, Protected in Place

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Sherman Recovery Center

2025 SHERMAN DRIVE,
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PRELIMINARY
LANDSCAPE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

PROJECT NO. 001

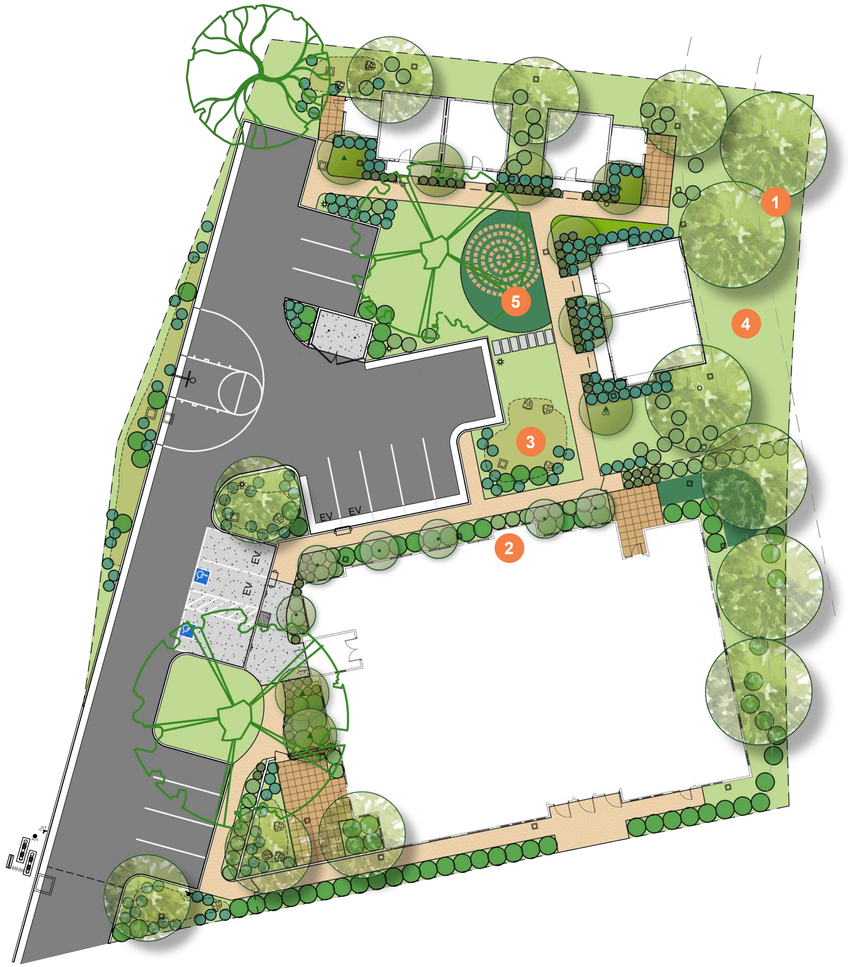
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SHEET OF

LABYRINTH:



Labyrinth of ‘found’ on-site rocks within walk-on ground cover area under existing oak



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

PLANT LIST

	LATIN NAME, COMMON NAME	COMMENTS, MAX. SIZE	CONTAINER SIZE	WATER USEAGE
1 TREES				
	Carpinus betulus 'Frans Fontaine, Frans Fontaine Beech	Deciduous, 10'-0" Spread, 35'-0" Height	24" Box	Medium
	Cotinus coggygria 'Royal Purple', Royal Purple Smoke Tree	Evergreen, 8'-0" Spread, 15'-0" Height	15 Gallon	Low
	Lagerstroemia indica 'Whit II', Dynamite Crepe Myrtle	Deciduous, 15'-0" Spread, 20'-0" Height	15 Gallon	Medium
	Pistacia × 'Red Push', Red Push Pistache	Deciduous, 25'-0"-40'-0" Spread and Height	15 Gallon	Low
	Quercus agrifolia, Coast Live Oak	Evergreen, 30'-0" to 70'-0" Spread and Height	15 Gallon	Low
	Tibouchina urvilleana, Princess Flower	Evergreen, 8'-0"- 15'-0" Spread and Height	15 Gallon	Medium
2 SHRUBS / ACCENT PLANTS / GROUND COVER				
	Chamaemelum nobile, Chamomile	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Dietes bicolor 'Orange Drop', Orange Drop Fortnight Lily	Evergreen, 3'-0" Spread	1 Gallon	Low
	Lomandra confertifolia ssp. rubiginosa 'Seascape', Seascape Mat Rush	Evergreen, 3'-0" Spread	1 Gallon	Low
	Prunus laurocerasus 'Zabeliana', English Laurel	Evergreen, 6'-0" to 8'-0" Spread and Height	1 Gallon	Medium
	Rhamnus californica, California Coffeeberry	Evergreen, 8'-0" Spread and Height	1 Gallon	Low
	Rosmarinis officinalis 'Tuscan Blue', Tuscan Blue Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Salvia 'Celestial Blue', Celestial Blue Sage	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
	Thymus serpyllum 'Elfin', Creeping Thyme	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
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3 BIOSWALE/STORM WATER TREATMENT AREA				
CAR DIV	*Carex divulsa,* Berkeley sedge	Evergreen, 12" On Center	1 Gallon	Low
EPI CAN	*Epilobium canum,* California Fuchsia 1 Gallon Size,	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
JUN PAT	*Juncus patens,* Blue Rush	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
HYDROSEED	*Festuca rubra 'Molate'*, Molate Creeping Red Fescue *Nasella pulchra,* Purple Needlegrass *Hordeum californicum,* California Barley *Leymus triticoides,* Creeping Wild Rye *Agrostis pallens,* Thingrass	Native Water-Tolerant Grasses	40 lbs. per acre	Low
4 HYDROSEED MIX				
NON-MOW FESCUE	*Festuca rubra 'Molate', Molate* Creeping Red Fescue *Festuca occidentalis 'Mokelumne'*, Western Mokelumne Fescue *Festuca idahoensis,* Idaho Fescue	Native Evergreen Grasses	40 lbs. per acre	
CALIFORNIA NATIVE WILDFLOWER MIX - overseeded	*Achillea millefolium,* White Yarrow *Clarkia elegans,* Elegant Clarkia *Collinsia heterophylla,* Chinese Houses *Eschscholzia californica,* California Poppy *Gilia capitate,* Globe Gilia *Lasthenia glabrata*, Goldfields *Layia platyglossa,* Tidy Tips *Linum lewisii*, Blue Flax *Lupinus microcarpus "Ed Gedling"*, Golden Lupine *Lupinus succulentus*, Arroyo Lupine *Nemophila menziesii*, Baby Blue Eyes *Phacelia campanularia*, California Blue Bells *Triphysaria versicolor*, Yellow Owl's Clover	Evergreen and Deciduous Shrubs and Wildflowers	18 lbs. per acre	Low

TREES:



Quercus agrifolia, Coast Live Oak



Pistacia x ‘Red Push’, Pistache



Lagers. indica Dynamite Crepe Myrtle



Tibouchina urvilleana, Princess Flower

SHRUBS/ACCENT PLANTS:



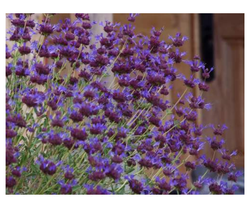
Rosm. offic., Tuscan Blue Rosemary



Rhamnus cal., California Cofffeeberry



Dietes bi. Orange Drop Fortnight Lily

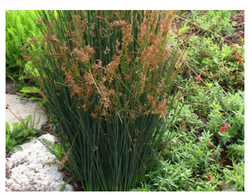


Salvia ‘Celestial Blue’, BlueSage

BIOSWALE/STORM WATER AREA:



Carex divulsa, Berkeley sedge



Juncus patens, Blue Rush



Epilobium canum, California Fuschia



Leymus triticoides,Creeping Wild Rye

HYDROSEED MIX:



Achillea millefolium, White Yarrow



Linum lewesii, Blue Flax



Lupinus succulentus, Arroyo Lupine



Lasthenia glabrata, Goldfields

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PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
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PRELIMINARY
LANDSCAPE PLAN
PHASE 1

SCALE: 1"=20'
DATE: 1 / 2026

PROJECT NO. 001

L1.1

SHEET OF

FENCING:

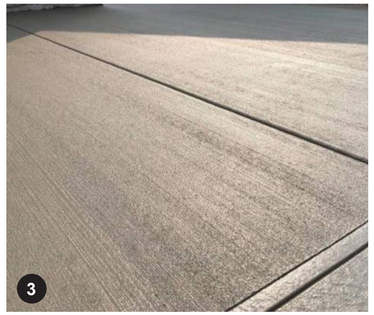


Entry Courtyard Fencing



Perimeter ‘good neighbor’ fencing

PAVING MATERIALS:



Natural colored, medium broom finish concrete paving



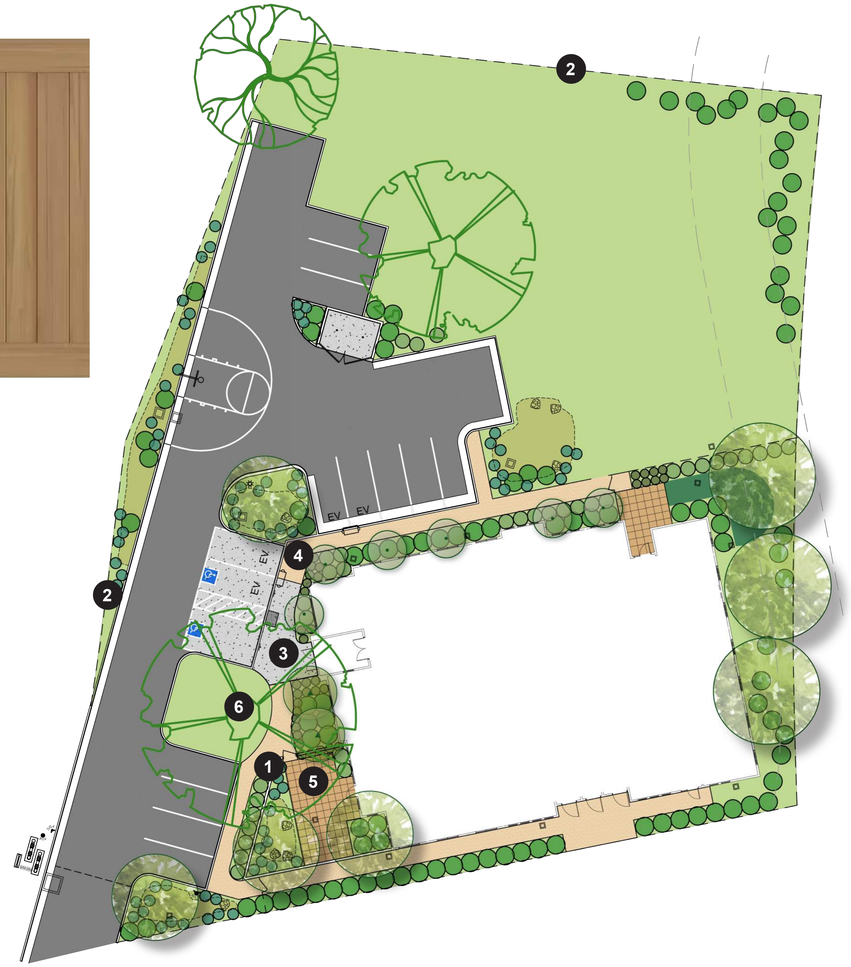
Stablilzed California gold decomposed granite



Permeable pavers with recycled plastic or metal edger

SEATING:


Moveable seating



Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

LANDSCAPE NARRATIVE

The landscape applies a biophilic design lens to support safe recovery—connecting people with nature and providing opportunities for horticultural therapy and quiet contemplation. Horticultural therapy is an evidence-based therapeutic modality utilizing the benefits of gardening to build self-esteem, reduce stress, and prevent boredom during recovery, offering tangible benefits such as lowering cortisol levels and blood pressure. The landscape also supports patients in addiction and/or mental health recovery through calm, healing spaces centered around the preserved mature oak trees and a plant palette selected for stress relief, improved mood, and physical activity.

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NOTES:

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5. Permeable Pavers - Concrete pavers bounded by recycled plastic or metal header
6. Existing Oak Trees, Protected in Place

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PRELIMINARY
LANDSCAPE PLAN
PHASE 1

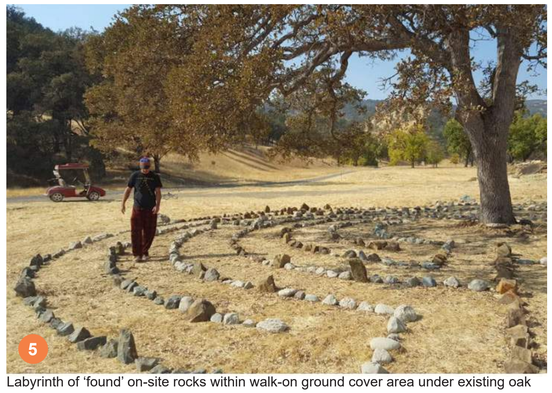
SCALE: 1"=20'
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PROJECT NO. 001

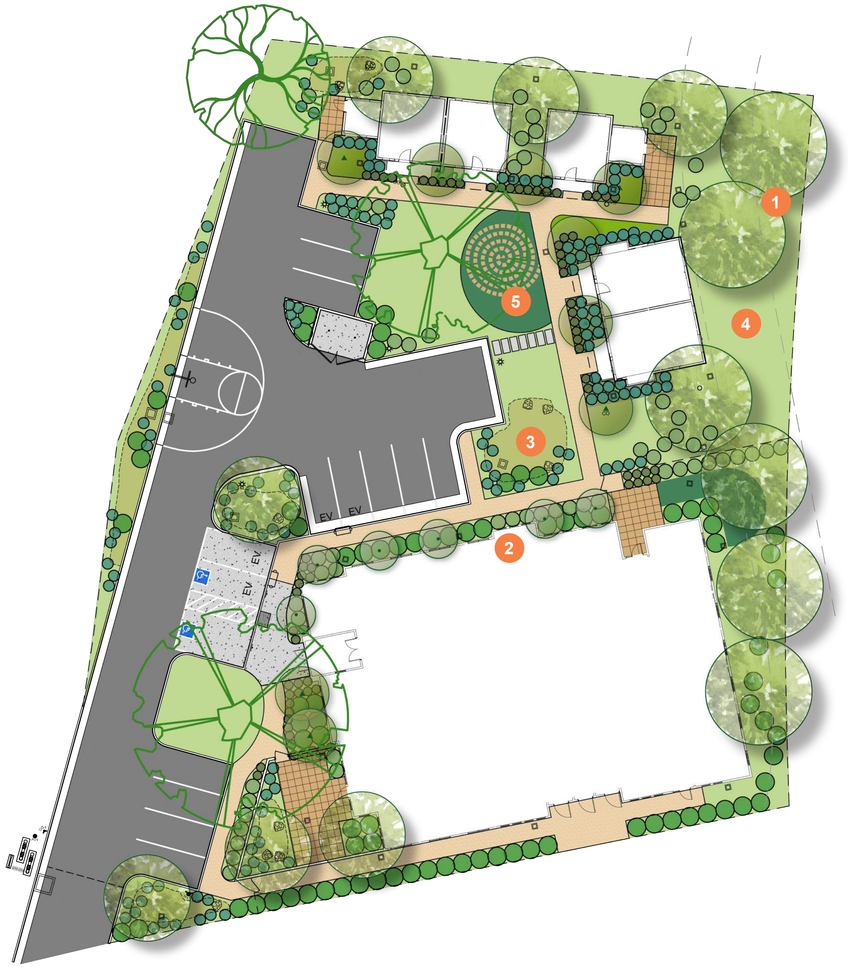
L1.0

SHEET OF

LABYRINTH:



Labyrinth of ‘found’ on-site rocks within walk-on ground cover area under existing oak



Graphic Scale (in feet)

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1 inch = 20 ft.

PLANT LIST

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	Pistacia × 'Red Push', Red Push Pistache	Deciduous, 25'-0"-40'-0" Spread and Height	15 Gallon	Low
	Quercus agrifolia, Coast Live Oak	Evergreen, 30'-0" to 70'-0" Spread and Height	15 Gallon	Low
	Tibouchina urvilleana, Princess Flower	Evergreen, 8'-0"- 15'-0" Spread and Height	15 Gallon	Medium
2 SHRUBS / ACCENT PLANTS / GROUND COVER				
	Chamaemelum nobile, Chamomile	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Dietes bicolor 'Orange Drop', Orange Drop Fortnight Lily	Evergreen, 3'-0" Spread	1 Gallon	Low
	Lomandra confertifolia ssp. rubiginosa 'Seascape', Seascape Mat Rush	Evergreen, 3'-0" Spread	1 Gallon	Low
	Prunus laurocerasus 'Zabeliana', English Laurel	Evergreen, 6'-0" to 8'-0" Spread and Height	1 Gallon	Medium
	Rhamnus californica, California Coffeeberry	Evergreen, 8'-0" Spread and Height	1 Gallon	Low
	Rosmarinis officinalis 'Tuscan Blue', Tuscan Blue Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Salvia 'Celestial Blue', Celestial Blue Sage	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
	Thymus serpyllum 'Elfin', Creeping Thyme	Evergreen, 12" Spread, 4" Height	Flats @ 12" o.c.	Low
	Westringia fruticosa 'Morning Light, Coast Rosemary	Evergreen, 4'-0" Spread, 6'-0" Height	1 Gallon	Low
	Westringia fruticosa 'Wynyabbie Gem', Coast Rosemary	Evergreen, 6'-0" Spread, 8'-0" Height	1 Gallon	Low
3 BIOSWALE/STORM WATER TREATMENT AREA				
CAR DIV	*Carex divulsa,* Berkeley sedge	Evergreen, 12" On Center	1 Gallon	Low
EPI CAN	*Epilobium canum,* California Fuchsia 1 Gallon Size,	Evergreen, 4'-0" Spread and Height	1 Gallon	Low
JUN PAT	*Juncus patens,* Blue Rush	Evergreen, 2'-0" Spread and Height	1 Gallon	Low
HYDROSEED	*Festuca rubra 'Molate'*, Molate Creeping Red Fescue *Nasella pulchra,* Purple Needlegrass *Hordeum californicum,* California Barley *Leymus triticoides,* Creeping Wild Rye *Agrostis pallens,* Thingrass	Native Water-Tolerant Grasses	40 lbs. per acre	Low
4 HYDROSEED MIX				
NON-MOW FESCUE	*Festuca rubra 'Molate', Molate* Creeping Red Fescue *Festuca occidentalis 'Mokelumne'*, Western Mokelumne Fescue *Festuca idahoensis,* Idaho Fescue	Native Evergreen Grasses	40 lbs. per acre	
CALIFORNIA NATIVE WILDFLOWER MIX - overseeded	*Achillea millefolium,* White Yarrow *Clarkia elegans,* Elegant Clarkia *Collinsia heterophylla,* Chinese Houses *Eschscholzia californica,* California Poppy *Gilia capitate,* Globe Gilia *Lasthenia glabrata*, Goldfields *Layia platyglossa,* Tidy Tips *Linum lewisii*, Blue Flax *Lupinus microcarpus "Ed Gedling"*, Golden Lupine *Lupinus succulentus*, Arroyo Lupine *Nemophila menziesii*, Baby Blue Eyes *Phacelia campanularia*, California Blue Bells *Triphysaria versicolor*, Yellow Owl's Clover	Evergreen and Deciduous Shrubs and Wildflowers	18 lbs. per acre	Low

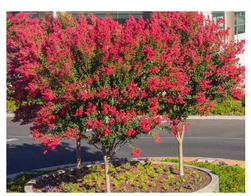
TREES:



Quercus agrifolia, Coast Live Oak



Pistacia x ‘Red Push’, Pistache



Lagers. indica Dynamite Crepe Myrtle



Tibouchina urvilleana, Princess Flower

SHRUBS/ACCENT PLANTS:



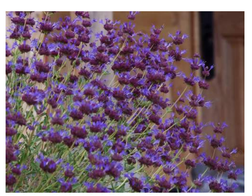
Rosm. offic., Tuscan Blue Rosemary



Rhamnus cal., California Cofffeeberry



Dietes bi. Orange Drop Fortnight Lily

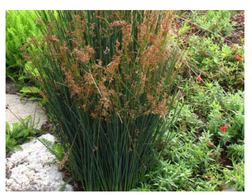


Salvia ‘Celestial Blue’, BlueSage

BIOSWALE/STORM WATER AREA:



Carex divulsa, Berkeley sedge



Juncus patens, Blue Rush



Epilobium canum, California Fuschia



Leymus triticoides,Creeping Wild Rye

HYDROSEED MIX:



Achillea millefolium, White Yarrow



Linum lewesii, Blue Flax



Lupinus succulentus, Arroyo Lupine



Lasthenia glabrata, Goldfields

LCA ARCHITECTS

WWW . LCA - ARCHITECTS . COM

CARL E. CAMPOS
DAVID BOGSTAD

590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

121 Park Place tel: 510-367-6166
Richmond, CA 94801

Engineering
Planning
Landscape Architecture
Land Surveying
Mapping

http://www.csw-st2.com

PROPOSAL DESIGN -
CONTRA COSTA COUNTY

Sherman Recovery Center

2025 SHERMAN DRIVE,
PLEASANT HILL CA 94523

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

PRELIMINARY
LANDSCAPE PLAN
PHASE 2

SCALE: 1"=20'
DATE: 1 / 2026

PROJECT NO. 001

L1.1

SHEET OF



Aaron Williams
Project Designer

As a senior designer with a leading architecture & design firm, Aaron has constantly been rewarded with more demanding, & delicate design projects. He is fluent in the world of hospitality, retail, workplace design, & construction. He comes from a technical background: working on higher education projects, where design realization was always the hard-fought goal. The highlight of his work is finding solutions to the key challenges that may rise on any project, small or large. He finds these solutions by investing in budget forecasting, technical quality, accurate tracking of LEED or other performance targets, & open-direct communication throughout the life of a project.

education

Bachelor of Architecture
California Polytechnic University
San Luis Obispo, Ca

Relevent Experience

Contra Costa County
- Brookside MHRC, Richmond CA- Programming & Design
- El Portal MHRC San Pablo - Programming & Design
- Delta Landing Home Key Pittsburg CA

Sonoma County Child Development Center

City of Oakland
- Oakland Fire Station 4
- San Antonio Park Masterplan

Cal Poly San Luis Obispo
- Simpson Strong Tie Materials Demonstration Lab
- Technology Park Pilot Building
- University Union Plaza

San Ramon Valley Fire Protection District
- Fire Station 31 & Training Center

Albany USD -Marin Elementary School Albany, CA

hospitality

Diablo Country Club, Diablo, CA
Marriot Kaua'i at Coconut Beach Kapa'a, HI
Hyatt Regency Monterey, CA
Dublin Hotel Dublin, Ca
Mountain View Hotel Mountain View, CA
Hotel San Louis Obispo San Luis Obispo, CA
Vigneron Hotel Napa, CA

residential

Vista Bella Apartments West Wendover, NV
3835 Pacheco Blvd Martinez, CA
3845 Pacheco Blvd Martinez, Ca
8690 Marsh Creek Rd Clayton, Ca

private & commercial

Jewish Community Center Lafayette, CA
Seeno Wildlife Museum, Concord
Chase CPC Program Guidelines, & Retail Bank 300+ locations
Anthropologie - Stand Alone Retail Design - Nationwide
Sequoia Ecological Consulting Inc. Walnut Creek, CA
Centre Place South, Walnut Creek, CA
NEXTEra Energy, Lafayette, CA
Sands EXPO, Las Vegas, NV
Peppermil Casino & Garage, Sparks NV
Apple Washington DC, Satiago, Chile
Salesforce, San Francisco, CA
Facebook, Cambridge, MA
Diablo Equestrian Facility
Discovery Builders Basketball Facility, Pittsburg , CA



Walter Jones, Jr.
Job Captain/Designer

Overseeing multiple projects while coordinating with clients from preliminary design to construction administration. Assisted with contract proposals, project specifications, value engineering and bid processes. Managed and designed construction type V-A projects Worked closely with clients to obtain and comply with State Tax Credit requirements for California and Nevada. Managed construction type II-A and type II-B medical office buildings while coordinating with the tenant improvement team for I-2.1 medical clinics (OSHPD3), medical imaging (MRI, CT, x-ray. Working closely with the clients and local jurisdictions throughout planning, building permit, FEMA and CEQA process.

education

Bachelor of Architecture
California Polytechnic University
San Luis Obispo, Ca

relevant skills

AutoCad
Revit LT
OSHPD (HCAI)

Relevant Experience

Contra Costa County
- Brookside MHRC, Richmond CA- CD, Permitting, Bidding

Solano County - On-Call Architectural Services
- CAC Parking Structure - ADA & Security Upgrade
- Health Human Services ADA/Security Upgrades - 22 sites

Pleasant Hill Senior Center, Pleasant Hill, CA

San Lorenzo Unified School District
- Arroyo High School New Kitchen San Lorenzo, CA

Oakland Unified School District
- Fremont High School - $95M Campus Conversion (Design Assist w/ Cahill)
- Colisuem Cllege Prep Science Classroom (w/ Cahill)

Berkeley Unified School District
- District wide ADA & Security Upgrades Berkeley, CA

Acalanes Union High School District
- Miramonte High School - Electrical upgrades
- Campolindo High School - Parking lot resurfacing

Residential:
- Atria Hillsdale CCRC (Senior) Complex San Mateo CA
- Hillcrest Affordable Apartments, Antioch CA
- Wallflower Affordable Apartments, Brentwood, CA
- Watt Avenue Apartments, Sacramento, CA
- Aspen Wood Affordable Senior HousingSan Ramon, CA
- The Arroyo Multi-Family Residences Walnut Creek, CA
- 1605 Riviera Multi-Family Apartments Walnut Creek, CA

Healthcare:
- tenant improvements for medical imaging center
- Outpatient Ambulatory Surgery Center
- an upgrade for a General Acute Care Hospital (ex.Bulk Oxygen Tank Replacement) $7 million

Specialty: Managed and designed the California Grand Card Casino

Contract Costa County Public Works Dept. – Sherman Recovery Center
Comments and Revisions

Agreement (Document 005200)

Section 3 (and pertinent) subparts – Please consider including a 30-day grace period before assessing liquidated damages, and a cap on the contractor's liability for liquidated damages to it fee. Please consider eliminating two separate, cumulative liquidated damage rates for substantial and final completion, and limiting liquidated damages to a single daily rate for the failure to timely achieve substantial completion.

Section 3.6 – Please insert the phrase "and consequential" between "actual" and "damages" in the first sentence.

Section 4.3 – Please eliminate reference to the Contract Sum including increases in taxes during the term of the agreement.

General Conditions (Document 007200)

Section 2.2.11 – Please clarify section to state that the contractor is responsible for implementing reasonable site security measures, and that as long as such reasonable measures are implemented, contractor shall have no liability for losses beyond its reasonable control which could not have been avoided through reasonable diligence.

Section 6.2.1 – Please add language to confirm that the County's separate contractors working in areas under the control of the contractor must comply with the contractor's safety program.

Section 6.2.5 – Please clarify section to confirm that the contractor shall not be responsible for identifying latent deficiencies in work performed or installed by others not under the contractor's control.

Section 8.5.6.3 – Please modify second sentence to state "Should any existing utilities of services be disturbed, disconnected or damaged during construction **as the result of contractor's or its subcontractors' negligence, at no additional cost of time to the County, contractor shall cause such items to be repaired at no expense to the County."**

Section 9.2.3 – Please add the following to the end of the third sentence: "… with any follow-up or additional inspections or testing **required as the result of non-compliant Work**."

Section 9.3.4 – Please delete last sentence of section.

Section 9.3.5 – Please delete section.

Section 9.4.1 – Please add the following to the beginning of the third sentence: "**Except to the extent Contractor offered to correct and or replace the defective work at no cost to the County and without impact to the Contract Time, …"**

Section 11.3.3 – Please add the following to section end: "**Notwithstanding the foregoing, rates set forth in this Agreement (including, without limitation, rates expressed as percentages, hourly billable rates, insurance, labor burden, tax, technology, and bond rates, and similar items) are negotiated and shall not be subject to audit.**"

Section 13.3.2 and related sections – Please clarify language to provide that for design claims, there is no up front defense obligation, but the County will be reimbursed for defense costs in proportion to the court's finding of the contractor's fault.

Section 13.5.7 – Please add contractor's subcontractors as indemnitees.

Section 13.7.2.8 – Please delete section. Delays resulting from regulatory agencies issuing permits and utilities (provided that permits and utility requests were timely and properly sought by the contractor) should be grounds for a compensable time.

Section 13.9.3.1 – Please delete the phrase "without profit" in the first sentence.

Section 13.15 – Please make this section mutual/reciprocal (waiver of consequential damages).

Section 13.27 – Please add the phrase "prepared by Design Builder" after "Contract Documents."

Section 14.1.5 – Please add the following to the beginning of the second sentence: "Unless Design Builder otherwise notifies the County in writing, …"

Section 15.8.2 – Please delete second sentence of section

Section 15.8.3 – Please clarify reference to "the Facility" in section, and delete last sentence of section.

Insurance Requirements (Document 007320)

Section 1.3 – Please note that while $100,000 is an acceptable deductible for regular perils, it is likely that higher deductibles will be required for water damage.

Section 1.5 – Please revise section to provide that the post-completion coverage period of 10 years shall begin to run upon substantial completion (this is consistent with typical policy terms).

Cahill Standard Terms and Conditions

Cahill requests the County consider incorporation of the following additional terms into the agreement and/or general conditions:

Tariffs. Contractor shall promptly notify Owner in writing upon its receipt of written notification from subcontractors, suppliers or vendors of actual, quantified increases in prices for labor, materials or equipment resulting from tariffs, taxes, or changes in the law (a "Tariff Notice"). Upon Owner's receipt of a Tariff Notice, the parties shall work in good faith and use their best efforts to mitigate the cost impact resulting from the tariff, tax or change in law. Such efforts may include, but are not limited to, value engineering, design changes, scope modification, material and equipment substitutions, and resequencing of the Work. To the extent the cost impact cannot be avoided despite these mitigation strategies, Contractor shall be entitled to an equitable adjustment to the Guaranteed Maximum Price for such cost impact.

LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name: Sherman Recovery Center
Date: Jan. 21, 2026

Y	?	N				Process
1			Credit	Integrative Process	1	
6	0	0	**Location and Transportation**		**16**	
			Credit	LEED for Neighborhood Development Location	16	N/A
1			Credit	Sensitive Land Protection	1	Previously developed site
2			Credit	High Priority Site	2	Brownfield + Mediation
2			Credit	Surrounding Density and Diverse Uses	5	Average combined density with 1/4 miles
			Credit	Access to Quality Transit	5	
			Credit	Bicycle Facilities	1	
			Credit	Reduced Parking Footprint	1	
1			Credit	Green Vehicles	1	
4	3	0	**Sustainable Sites**		**10**	
Y			Prereq	Construction Activity Pollution Prevention	Required	
1			Credit	Site Assessment	1	
	2		Credit	Site Development - Protect or Restore Habitat	2	Possible if PSH scope is not included
	1		Credit	Open Space	1	Possible if PSH scope is not included
			Credit	Rainwater Management	3	
2			Credit	Heat Island Reduction	2	Roof material to be high SRI
1			Credit	Light Pollution Reduction	1	Using BUG method for fixture selection
5	0	0	**Water Efficiency**		**11**	
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
2			Credit	Outdoor Water Use Reduction	2	Outdoor irrigation will eventually be zero
3			Credit	Indoor Water Use Reduction	6	Anticipate 35% water use reduction
			Credit	Cooling Tower Water Use	2	
			Credit	Water Metering	1	
10	2	0	**Energy and Atmosphere**		**33**	
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Building-Level Energy Metering	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
			Credit	Enhanced Commissioning	6	
8	2		Credit	Optimize Energy Performance	18	Whole-building Energy Simulation aiming at 20% reduction; 24% reduction for added 2 points
1			Credit	Advanced Energy Metering	1	Building Automation System for energy monitoring
			Credit	Demand Response	2	
			Credit	Renewable Energy Production	3	
1			Credit	Enhanced Refrigerant Management	1	Specifying products to meet required calculation
			Credit	Green Power and Carbon Offsets	2	
8	0	0	**Materials and Resources**		**13**	
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
3			Credit	Building Life-Cycle Impact Reduction	5	Whole-Building Life Cycle Assessment
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2	Provide Environmental Product Declaration (EPD) and provide Multi-Attribute Optimization
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Mater	2	
1			Credit	Building Product Disclosure and Optimization - Material Ingredients	2	Material Ingredient Reporting,
2			Credit	Construction and Demolition Waste Management	2	Divert 75% and Four Material Streams

13	**0**	**0**	**Indoor Environmental Quality**		**16**	
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
1			Credit	Enhanced Indoor Air Quality Strategies	2	Enhanced IAQ strategy: walk-off mat, cross-contamination prevention (full height housekeeping walls, door closer), min. MERV filer 13. Provide operable windows for natural ventilation
2			Credit	Low-Emitting Materials	3	Comply low -VOC material in 4 categories
1			Credit	Construction Indoor Air Quality Management Plan	1	Develop & implement Indoor Air Quality Management Plan during construction
1			Credit	Indoor Air Quality Assessment	2	Performing flush-out before occupancy
1			Credit	Thermal Comfort	1	Provide individual control for more than 50% of occupant spaces
2			Credit	Interior Lighting	2	Provide lighting control for 90% of occupant spaces & specifying to meet Lighting Quality requirements
3			Credit	Daylight	3	Provide natural daylight to 75% of occupied spaces
1			Credit	Quality Views	1	Provide direct line of sight to outdoor for 75% of regularly occupied spaces
1			Credit	Acoustic Performance	1	Comply with min. STC requirement per Table 1 by specifying wall assemblies and acoustic panel on wall & ceiling
3	**0**	**0**	**Innovation**		**6**	
2			Credit	Innovation	5	Green Housekeeping program using Green Seal certified products; achieving exemplary points for construction waste management
1			Credit	LEED Accredited Professional	1	There are more than 1 LEED AP in the entire DBE group
0	**0**	**0**	**Regional Priority**		**4**	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
			Credit	Regional Priority: Specific Credit	1	
50	**5**	**0**	**TOTALS**	Possible Points:	**110**	

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

January 16, 2026

County of Contra Costa
Design/Construction Division
Public Works Department
255 Glacier Drive
Martinez, CA 94553

RE: Good Faith Effort for Contra Costa County Sherman Recovery Center
Project # 270-2601
Bid Due Date: Thursday, January 22, 2026

Dear Public Works Department Division Managers:

Enclosed is our Good Faith Effort documentation required for the above-mentioned project per the listed specifications.

Should you have any questions regarding this proposal, please contact Nick Misakian at (415) 328-5321 or nmisakian@cahill-sf.com.

Sincerely,

Nick Misakian
Project Director

01 – List of Subcontractors

General Services Department
List of Subcontractors Form

Example

LIST OF SUBCONTRACTORS/SUPPLIERS/MANUFACTURERS/TRUCKERS FOR _____
(Name of Prime Contractor)

(As required by Division B, Section 4, Paragraph (c). Substitution of listed subcontractors: See Division F, Section 6, Paragraph E.)

Business Name	Address	Items of Portions of items of work	Dollar Amount of subcontracts for MSM Compliance

Note: This form must be completed as part of a bid proposal. The form is also used to calculate MSM participation.

02 – Attended Pre-Bid Meeting

02 – Attended Pre-Bid Meeting

Insert a copy of the completed attendance sheet enclosed with Good Faith Effort and cover letter from the project pre-bid meeting

03 – Sufficient Work Identified for Subcontractors, Suppliers, Manufacturers, and Truckers

#03 and #04 have been combined to document the advertisements listing the areas of work identified for subcontracting. The name of the trade publications and trade journals (with dates of advertisements) are included in the following pages.

04 – Advertisement

#03 and #04 have been combined to document the advertisements listing the areas of work identified for subcontracting. As noted in the GFE Booklet, 04 can be used to satisfy Indicators 3, 7, and 10. The names of the trade publications and trade journals (with dates of advertisements) are included in the following pages.

SMALL BUSINESS EXCHANGE

CAHILL #2501257-2501258

CAHILL

Requesting bids from CERTIFIED MBE, WBE, OBE, SBE, DVBE, AND LBE Subcontractors for EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR.

CCC SHERMAN RECOVERY CENTER

2025 Sherman Drive, Pleasant Hill, CA 94523

LABOR REQUIREMENTS: Project Labor Agreement / Union Labor Required / Local Hiring

BID DATE: 01/08/26 @ 2 PM

BID DOCUMENTS:

All documents on BuildingConnected.

Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

Ad size = 2.5"			
SBE Online Ad **Ad stays online until the bid date is over.**			
12-22-2025 to 01-08-2025			FREE
THURSDAY SBE Weekly Newspaper **Print and Electronic Distribution** **(Runs for 1 week)** **Additional runs are 50% off**			
1	WEDNESDAY	12/24/25	$46.50
2	WEDNESDAY	12/31/25	$46.50
SBE Today eNewsletter **Electronic Distribution** **(Runs for 1 day)**			
1	MONDAY	12/22/25	FREE
2	MONDAY	12/29/25	FREE

CALIFORNIA SUB-BID REQUEST ADS

CAHILL

Requesting bids from CERTIFIED MBE, WBE, OBE, SBE, DVBE, AND LBE Subcontractors for
EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR.

CCC SHERMAN RECOVERY CENTER
2025 Sherman Drive, Pleasant Hill, CA 94523

LABOR REQUIREMENTS: Project Labor Agreement / Union Labor Required / Local Hiring

BID DATE: 01/08/26 @ 2 PM
BID DOCUMENTS:
All documents on BuildingConnected.
Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

MOUNTAIN CASCADE INC.

Mountain Cascade Inc.
555 Exchange Court, Livermore, CA 94550
(925) 373-8370, Fax (925) 373-0940

Project: 2026 Road Rehabilitation – Ceanothus Avenue
Project No. 50663
Owner: City of Chico
Bid Date: January 14th 2026 @ 4:00 P.M.
Engineers Estimate: $1,855,712

We are requesting quotes from all qualified DBE Subcontractors and Suppliers but not limited to:

AGGREGATES, ASPHALT, CONCRETE MATERIAL, SLURRY, PIPE SUPPLIERS, PRECAST MATERIALS, AC OILS, ADJUST MH/WV, ASPHALT GRINDING, CONCRETE FLATWORK, CONSTRUCTION AREA SIGNS, DEMOLITION, ELECTRICAL-STREET LIGHTS/TRAFFIC SIGNALS/LOOPS, ENVIRONMENTAL SERVICES(BIOLOGIST), PLASTIC PIPE, LANDSCAPING/IRRIGATION, LIME TREAT(FDR-C), REINFORCING STEEL, SAWCUTTING, STRIPING, SURVEYING, SWPP PLAN ONLY, TRAFFIC CONTROL, TRUCKING

Project Description:

The scope of work includes but is not limited to; full depth reclamation of Ceanothus Avenue from Manzanita Avenue to East Avenue. Construction of curb, gutter, sidewalk, curb ramps, residential and commercial driveways, bulb outs, sanitary sewer laterals, landscaping, storm drain drop inlets and striping improvements.

Project information, including plans & specifications can be found by contacting:
estimating@mountaincascade.com
Or
https://chico.ca.us/Business-and-Development/Request-for-ProposalsQualifications
Or
http://www.publicpurchase.com/

Please feel free to contact Mountain Cascade, Inc. at 925.373.8370 with any questions concerning bonding, insurance, lines of credit, and job overview. We look forward to your response.

Mountain Cascade Inc. is an Equal Opportunity Employer
California License # 422496

This is Part of a Good Faith Outreach. Your response is greatly appreciated.

Kiewit

Owner: City of Santa Barbara
Project Name: Cater Reservoir Resiliency Project – Bid No. 5106
Location: Santa Barbara, CA
Bid Date: January 22, 2026 @ 3:00pm PST

Request for DBE sub-quotes

Kiewit Infrastructure West Co. ("Kiewit") is seeking quotes from qualified Disadvantaged Business Enterprises (DBE) firms, including Minority Business Enterprise (MBE), Women Business Enterprise (WBE), Small Business Enterprise (SBE), Small Business in Rural Area (SBRA), Labor Surplus Area Firm (LSAF), Historically Underutilized Business (HUB) firms; and all other business enterprises to perform as subcontractors, material contractors, and suppliers. DBES must be certified by one of the following agencies prior to bid opening: The US Environmental Protection Agency (USEPA), The Small Business Administration (SBA), California Department of Transportation (CalTrans), Tribal, State and Local governments, or an independent private certifying organization.

Kiewit is requesting quotes for various areas of work listed in, but not limited to, the scopes of work below.

Dumpster and trash services, aggregates, soils trucking and hauling, ductile iron pipe, plastic pipe, pre-cast manhole materials, asphalt paving, curb and gutter flatwork, chain link fencing, temporary fencing, landscaping contractors, ready mix supply, concrete reinforcing supply and installation, concrete saw cutting, misc. metals, C-200 field pipe welding services, C-200 steel pipe, painting and coating, concrete tank disinfection, heating, ventilating and air conditioning and electrical work.

Firms interested in receiving a bid package for this project must contact us at the e-mail address noted. Responding firms will be issued an "Invitation to Bid" through Kiewit's electronic use of BuildingConnected system (at no cost to bidder) with project information and bid instructions. Plans and specifications will also be available for review at the address listed below if requested.

This project is funded by the Clean Water State Revolving Fund (CWSRF) and Drinking Water State Revolving Fund (DWSRF) programs and is therefore subject to the requirements for American Iron and Steel, the DBE Program requirements, and the California Davis-Bacon Labor Code.

Responsive bidders must possess a valid California Contractor's license (as appropriate), be registered with the Department of Industrial Relations (DIR) and provide acceptable insurance. Responsible subcontractors and material contractors may be required to provide bonding for 100% of their contract value. Kiewit will reimburse bond premiums. Firms performing any onsite work are required to be signatory to collective bargaining agreements with the carpenters, laborers, cement masons, ironworkers, operating engineers, and teamsters. In addition, this project has a Project Labor Agreement (PLA). Kiewit will consider quotes from any, and all bidders who demonstrate an ability to foster and maintain labor harmony on the Project.

Kiewit intends to conduct itself in good faith with all project participants on this project. For further information regarding this project, licensing, insurance or bonding, equipment, supplies, materials, or related assistance or services or project schedule, please contact the Lead Estimator listed below.

Kiewit Infrastructure West Co.
10704 Shoemaker Ave., Santa Fe Springs, CA 90670
Tel: (562) 946-1816 • Fax: (562) 946-3823
Lead Estimator Contact: Edwin Aleman
Email: edwin.aleman@kiewit.com

"Kiewit Infrastructure West Co. is an Equal Opportunity Employer.

MOUNTAIN CASCADE INC.

Mountain Cascade Inc.
555 Exchange Court, Livermore, CA 94550
(925) 373-8370, Fax (925) 373-0940

Project: Conn Creek Water Line Project
Project No. 25-5564
Owner: City of Calistoga
Bid Date: January 7th 2026 @ 2:00 P.M.
Engineers Estimate: $1,800,000

We are requesting quotes from all qualified DBE Subcontractors and Suppliers but not limited to:

AGGREGATES, ASPHALT, CONCRET EMATERAILS, PIPE SUUPLIERS, EROS MATERIALS, ANALYTICAL TESTING, CATHODIC PROTECTION, ENVIRONMENTAL SERVICES, EROSION CONTROL, SAWCUTTING, STRIPIMG, SURVEYING, SWPP PLAN ONLY, TREE REMOVAL/ ARBORIST, TRUCKING

Project Description:

This project is an upgrade to a segment of the existing North Bay Aqueduct pipeline that parallels the Silverado Trail and crosses the Conn Creek floodway to provide water to the City of Calistoga. The existing 12" pipeline under the streambed has been exposed to heavy scour and erosion and a concrete cap was placed over the pipeline during an emergency repair. The main purpose of the project is to remove the concrete cap and existing pipeline from the creek, so it won't impede fish passage. The new pipeline will be mounted on the Caltrans bridge which was recently reconstructed, and inserts were installed to support the new pipeline.

Project information, including plans & specifications can be found by contacting:
estimating@mountaincascade.com

Please feel free to contact Mountain Cascade, Inc. at 925.373.8370 with any questions concerning bonding, insurance, lines of credit, and job overview. We look forward to your response.

Mountain Cascade Inc. is an Equal Opportunity Employer
California License # 422496

This is Part of a Good Faith Outreach. Your response is greatly appreciated.

Kiewit

Kiewit Infrastructure West Co.
4650 Business Center Drive • Fairfield, CA 94534
Attn: Brittany Borgert at norcal.bids@kiewit.com • Fax: 707-439-7301

Requests quotes from qualified Subcontractors, Service Providers, Consultants, and/or Suppliers seeking to participate for the following project in Yosemite National Park, CA:

Replace Tuolumne Meadows Wastewater Treatment Plant
Yosemite National Park, CA
Solicitation No. 140P2026R0001; YOSE 215363
Owner: National Park Services
Bid Date: January 16, 2026 @ 5:00 PM
Quotes NO LATER THAN January 9th, 2026 at 12:00 PM

Kiewit requests Small Business (**SB**), Small Disadvantaged Business (**SDB**), Historically Underutilized Business Small Business (**HUBZone SB**), Indian Small Business Economic Enterprise (**ISBEE**), Service-Disabled Veteran-Owned Small Business (**SDVOSB**), & (**VOSB**), Woman-Owned Small Business (**WOSB**) proposals/quotes for the following scopes, but not limited to:

Abatement • AC Paving • Acoustical Ceilings • Aggregates • Building Commissioning • Building Furnishings - Roller Shades • Building Insulation • Building Interior Specialties and Accessories • Building Signage • Bypass Pumping • Casework and Countertops • Cathodic Protection • Cellular Concrete, Grouting & Abandoned Pipe • Clearing & Grubbing/Tree Removal • Composite/Fiber Cement Siding • Cast-In-Place Structural Concrete • Concrete Pumping • Concrete Readymix (Supply) • Cranes & Hoists (Permanent) • Demolition • Dewatering/Bypass Pumping • Doors, Frames & Hardware • Drilling/Piling • Dump Fees • Electrical • Erosion Control Supplies/Sub • Fences & Gates (Permanent) • Fences (Temporary) • Fire Protection Specialties and Safety Equipment • Fire Suppression • Framing & Drywall • Glass & Glazing • Hazardous Waste Removal • HVAC • Jack & Bore / Pipe Bursting • Joint Sealants & Firestopping • Laboratory Space • Landscaping • Mechanical Equipment • Metal Decking • Metal Trusses • Minor Concrete • Misc Metals & Structural Steel • Overhead Coiling Doors • Painting & Coatings • Piping & Valves • Piping Insulation • Potholing/Vacuum Truck • Precast Concrete Utility Structures • Precast Concrete (Structures) Wall Panels • Quality Control • Rebar • Resilient Flooring • Roofing • Safety Specialties • Shoring • Shoring Supplies • Site Security • Soldier Pile • Tiling • Trucking & Hauling • Water Truck • Waterproofing

Certified through, but not limited to, any of the following agencies:
www.mbda.gov ; www.epa.gov ; www.sba.gov
Small Business Concerns can self-certify based on SBA Size Standards Tools.

Non-Small Business firms are encouraged to contract with a group of lower-tier Small Business Concerns or individual Small Business Concerns. Non-Small Business firms with quotes/proposal exceeding $1.5million are encouraged to submit a Subcontracting Plan per FAR 52.219-8 & 9

Plans are available for viewing through BuildingConnected. Please email norcal.bids@kiewit.com to have your company added to our BuildingConnected database to be able to receive bidding information, Plans and Specifications.

Performance and Payment Bonds may be required for Subcontractors, and Supply Bond for permanent material Suppliers on this project. Bond requirement can be waived on a case-by-case basis.

Please contact Kiewit for more information. Bond premiums are reimbursable by Kiewit.

Please contact Kiewit for any assistance in bonding, insurance, equipment, materials and/or supplies.
Davis-Bacon Act and California Prevailing Wages Requirements applies.
52.219-8 Utilization of Small Business Concerns (Jan 2025) applies
52.219-9 Small Business Subcontracting Plan (Jan 2025), Alternate iii and iv (Jan 2025) applies
FAR 52.219-8 Utilization of Small Business Concerns applies.
Buy American FAR 52.225-11&12 applies.

An Equal Opportunity Employer CA Lic. 433176
DIR# 1000001147

The Small Business Exchange DEI

- Advertise
- ITB to Targeted (NAIC/SIC/UNSPSC) Certified Business
- Telephone Follow-up (Live)
- Agency/Organization Letters
- Computer Generated Dated/Timed Documentation
- Customized Reports Available

For more info contact Valerie Voorhies at vvv@sbeinc.com

CALIFORNIA SUB-BID REQUEST ADS

Glosage Engineering Inc.
GENERAL ENGINEERING CONTRACTOR

Glosage Engineering Inc.
590 S 33rd St. Richmond, CA 94804

DBE Subcontractor Requested for:
Oro Loma Sanitary District - Sewer Collection System Pipeline Rehabilitation and Replacement Project Phase 9
BID DATE: on 01/13/2026 at 2:00 p.m.
Email quotes to guzmancrp@outlook.com or frontdesk@glosage.com

General Project Description:

Phase 9: The project work is generally described as: the replacement of 16,014 linear feet of 6 and 8-inch vitrified clay pipe (VCP) with 8-inch high density polyethylene pipe (HDPE); 1,384 linear feet of 8-inch VCP with 10-inch HDPE pipe; and the reconnection of all laterals and re-channelization of all manholes, as shown on the plans and specifications.

Glosage Engineering, Inc. is seeking Certified DBE suppliers. If interested, please email Luis Guzman at guzmancrp@outlook.com

You may contact Luis Guzman at 510-815-4505 or guzmancrp@outlook.com or frontdesk@glosage.com to get on our subcontractor list. Should you require assistance with the bid or have any questions please feel free to reach out."

Andes Construction, Inc.
5305 E.12th Street. Oakland, CA 94601
Phone: (510) 536-7832 • Fax (510) 536-7834
Contact: Cynthia Orozco and Johana Jimenez M.

Request for DBE Subcontractors and Suppliers for:
The OLSD Sewer Collection System Pipeline Rehabilitation and Replacement Project Phase 9
Job No. 45-146.09

BID DATE: JANUARY 13TH, 2026 @ 2:00PM

We are soliciting quotes from all qualified and/or Certified Disadvantage Business Enterprise including MBE, WBE to provide bids/quotes for the following (including but not limited to):

Trucking, Traffic Control Services, SWPPP, Sweeping, Saw Cutting, Paving, Striping, etc., as well as sewer material suppliers such as HDPE, CIPP, Manholes.

Plans and Specs available via email
at no cost to interested firms.
Subcontractors and suppliers are encouraged to submit bid proposals to Projects@andesconst.com
by January 7th, 2026.

CAHILL

Requesting bids from CERTIFIED MBE, WBE, OBE, SBE, DVBE, AND LBE Subcontractors for EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR.

CCC SHERMAN RECOVERY CENTER
2025 Sherman Drive, Pleasant Hill, CA 94523

LABOR REQUIREMENTS: Project Labor Agreement / Union Labor Required / Local Hiring

BID DATE: 01/08/26 @ 2 PM
BID DOCUMENTS:
All documents on BuildingConnected.
Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

CEC – Shimmick Joint Venture
An Equal Opportunity Employer
20 Happy Valley Road • Pleasanton, CA 94566

CMD certified San Francisco Micro, Small-LBE and Disadvantaged Business Enterprises (DBEs), and Non-DBE Subcontractor/Supplier/Service Providers Bids Requested For:

San Francisco Public Utilities Commission
Folsom Area Stormwater Improvements – Harrison/Treat Box Sewers and Connecting Auxiliary Sewers
Contract No. WW-719CR
BID DATE: Thursday, January 22nd, 2026 at 2pm
QUOTES DUE DATE: Tuesday, January 20th, 2026 at 5pm

LBE Requirement: 20%
Total Project Value: $160M

Email quotes to jmiranda@shimmick.com

Bid Items: CEC – Shimmick Joint Venture is requesting quotes from certified LBE and DBE subcontractors and suppliers in the following scopes of work, including, but not limited to, the following. Non-DBE/LBE firms are encouraged to bring 2nd tier certified LBE and DBE participation. Please reach out to the lead estimator listed below for more details on scopes needed:

Excavation; Shoring; Soldier Piles; Dewatering; Trucking; Ready-Mix Concrete; Rebar; Dowel Drilling; Waterstop; Formwork; Concrete Pumping; Sewer & Storm Pipeline; Manholes; EFWS Work (Welding, Valve/Hydrant); Dry Utilities; Paving; Sidewalks; Striping; Demolition; Traffic Control; Decking; Sawcutting; Coring; Steel Fabrication; Sluice Gates; Erosion Control; Survey; Soils Testing; Instrumentation; BIM Modeling; Hauling and Disposal; Overhead Catenary System Foundations, Poles & Cable Work; Electrical Sign; Fencing; Backhoe Service; Sanitation Systems; Well Drilling; Hazardous Materials Contractor; Tree Service; Scaffolding Contractor; Pipe Supply; Site Security; Vibration Monitoring; SWPPP; Quality Control; Material Testing; Water Trucking; Street Sweeping; Flatwork; CLSM; Aggregate; Select Fill Material; Landscaping; Potholing; Tie-Down Anchors.

All items of work listed above are made available, even items of work normally performed by CEC – Shimmick Joint Venture. Please contact the lead estimator for assistance with breaking down items of work into economically feasible units, assistance obtaining equipment, supplies, materials, bonding, insurance, estimating, or any additional assistance. CEC – Shimmick Joint Venture's listing of a Subcontractor is not to be construed as an acceptance of all the Subcontractor's conditions or exceptions included with the Subcontractor's price quote.

Plans and Specifications: Plans and specifications are available via SFPUC's website https://webapps.sfpuc.org/bids/bidDetail.aspx?bidid=4560. You may contact Jamie Miranda for a download link at jmiranda@shimmick.com.

The Bid Documents are also available for inspection at SFPUC Contractors Assistance Center.
Please visit https://sfpuc.org/construction-contracts/contractor-assistance/contractors-assistance-center for additional information.

Shimmick Contacts: Should you require assistance with your bid, please contact our lead estimator Craig Orr at corr@shimmick.com.

Additional Information: 100% Performance and Payment bonds with a surety company subject to approval of Shimmick Construction Company, Inc. are required of subcontractors for this project. Shimmick Construction will pay bond premium up to 1.5%. Subcontractors will be required to abide by terms and conditions of the AGC Master Labor Agreements and to execute an agreement utilizing the latest SCCI Long Form Standard Subcontract incorporating prime contract terms and conditions, including payment provisions. For assistance with bonding, insurance or lines of credit contact Todd Yoder at todd.yoder@shimmick.com.

Bidders are alerted to the City's surety bond program, which assists LBE contractors in obtaining bonding and financing for contracts awarded by the SFPUC. For further information regarding enrollment eligibility and program services contact Jennifer Elmore at (415) 217-6578.

This advertisement is part of a good faith effort for DBE firms. All subcontractors must possess a current contractor's license and Public Works Registration number (DIR).

Steve P. Rados, Inc.
CONSTRUCTION SINCE 1922

Our firm, An Equal Opportunity Employer, is requesting quotations from all qualified Certified WBE, DBE, SBE, MBE sub-contractors and/or material suppliers to submit bids on the following project:

CITY OF LOS ANGELES
DEPARTMENT OF WATER & POWER
Western Trunk Line – Phase 2A
(Western Ave between 59th St. & Century Blvd., Los Angeles, CA)
(IFB No. 8070)
Revised Bid Date: January 8, 2026 @ 2:00 P.M.
Email: bid@rados.com

Sub-Trades Suppliers Needed For The Following Work (but not limited to): SAND & GRAVEL SUPPLIER, STEEL SOLDIER PILES, PIPE SUPPLIER, TRAFFIC CONTROL MATERIALS, CONSTRUCTION AREA SIGNS, TEMPORARY BARRIER SYSTEM, PLANE ASPHALT CONCRETE, DEVELOP WATER SUPPLY, PIPELINE, DRAIN INSPECTION & CLEANING, AGGREGATE BASE, ASPHALT CONCRETE PAVING, SOIL STABILIZATION, REINFORCING STEEL, PAINTING/COATINGS, DUCTILE IRON PIPE, WELDED STEEL PIPE CASING, WELDING CONTRACTOR, CLAY SEWER PIPE, CONCRETE CURB/GUTTER/SIDEWALK/RAMP-MISC, SAW CUTTING, PAVEMENT MARKING & STRIPING, ELECTRICAL AND INSTRUMENTATION, MATERIALS TESTING SERVICES, INSPECTION SERVICES, LAND SURVEYOR, ENVIRONMENTAL – WATER QUALITY, SWPPP PLANNING, TRAFFIC CONTROL PLANS, SUPER 10 DUMP TRUCK, STREET SWEEPING TRUCK, CONSTRUCTION EQUIPMENT RENTAL, SHORING, CONSTRUCTION, CATHODIC PROTECTION, PHOTOS/VIDEO RECORDING, POTHOLING

NAICS:
212321, 237110, 237310, 238120, 238190, 238210, 238320, 238910, 238990, 327390, 423510, 423990, 484220, 488490, 532412, 541370, 541380, 541620, 541990, 561612

S.P. Rados, Inc. is a Signatory Union Contractor. Subcontractors will be required to abide by the terms and conditions of the AGC Standard Long Form Subcontract incorporating prime contract terms and conditions, including payment provisions & insurance requirements. S.P. Rados, Inc.'s listing of a subcontractor is not to be construed as an acceptance of all the subcontractor's conditions or exceptions included with the Subcontractor's price quote. Subcontractors will be required to provide a payment & performance bond from an approved surety company for 100% of the subcontracted work. S.P. Rados, Inc. will pay bond premium up to 1.5% (optional).

Please be advised, Contractors and Subcontractors must register with the D.I.R. (Department of Industrial Relations) in order to bid on public works projects. Registration with the D.I.R. costs $300 and covers the fiscal year (July 1 to June 30th). To verify status of your D.I.R. number, please visit: http://.dir.ca.gov/Public-Works/Contractors.html.

Assistance is available in obtaining bonds, lines of credit and/or insurance. We will consider dividing total requirements when economically feasible into smaller tasks or quantities to permit participation by **WBE, DBE, SBE, MBE** in the competitive process. We will assist in obtaining necessary equipment, supplies, materials & related assistance or services. S.P. Rados, Inc. requires that Subcontractors and Suppliers price quotes be provided at a reasonable time prior to the bid deadline to enable a complete evaluation.

Plans and Specifications are available free of https://stevepradosinc.sharefile.com/d-s5f947dc89495445181b9b5e8dd3f4062 also available for viewing at 2002 E. McFadden Ave., Ste. 200, Santa Ana, CA 92705 call our office to schedule a review of the plans and specifications (714) 835-4612.

SHIMMICK

Shimmick Construction Company, Inc.
1 Harbor Center, Suite 200 • Suisun City, CA 94585
Phone (707) 410-5070
License No. 594575, DIR No. 1000001063

DBE, MBE and WBE Subcontractor/Supplier Bids Requested For:

City of Daly City
Vista Grande Drainage Basin Improvements
REVISED BID DATE: Friday, February 6th, 2026 at 2pm
Quotes Due: Thursday, February 5th @ 5pm

Total Project Value: $135M

Email quotes to jmiranda@shimmick.com and smullaney@shimmick.com

Bid Items: Shimmick Construction Company, Inc. is requesting quotes from certified DBE, MBE and WBE subcontractors and suppliers in the following scopes of work, including, but not limited to, the following. Please reach out to the lead estimator listed below for more details on scopes needed:

Construction Area Signs; Traffic Control System; Traffic Flagger; Clearing & Grubbing; Develop Water Supply; Grading; Structure Excavation; Structure Backfill; Imported Borrow; Highway Planting; Rock Blanket; Hydroseeding; Erosion Control; Temporary Erosion Control; Pipeline, Drain Inspection & Cleaning; Aggregate Base; Concrete Pumping; Asphalt Concrete; Paving Asphalt; Place Asphalt Concrete Dike & Misc.; Furnish & Drive Piling; Drilled Hole; Concrete Structure; Minor Concrete Structure; Concrete Surface Finish; Erect Precast Structure; Joint Seal – Water Stop; Reinforcing Steel; Air-Blown Mortar; Waterproofing; Roadside Sign; Clean & Paint Steel; Reinforced Concrete Pipe; Filter Fabric; Permeable Material; Plastic Pipe; Welded Steel Pipe; Welding Contractor; Reinforced Concrete Sewer Pipe; Sewer Manhole; Rock Slope Protection; Air-Blown Mortar; Concrete Curb & Sidewalk; Misc. Iron & Steel Frame, Cover & Grate; Directional Boring/Drilling; Fencing; Temporary Fencing; Environmental; Materials Testing; Survey; Geotechnical Engineering; SWPPP Planning; Trucking; Hazardous Waste Trucking; Crane Work; Door Installation; Landscaping; Construction Clean-Up; Sandblasting; Equipment Rental; Safety Equipment Supplier; Oil & Lubricants Supplier; Sand & Gravel Supplier; Pilings Supplier; Concrete & Cement Supplier; Reinforcing Bar Supplier; Steel Supplier; Lumber Supplier; Pipe Supplier; Drainage Systems Supplier; Storm Water Systems Supplier; Fencing Supplier; Guard Rail & Barriers Supplier;

All items of work listed above are made available, even items of work normally performed by Shimmick. Please contact the lead estimator for assistance with breaking down items of work into economically feasible units, assistance obtaining equipment, supplies, materials, bonding, insurance, estimating, or any additional assistance. Shimmick Construction's listing of a Subcontractor is not to be construed as an acceptance of all of the Subcontractor's conditions or exceptions included with the Subcontractor's price quote.

Plans and Specifications: Plans and specifications are available via the Daly City website: https://www.dalycity.org/bids.aspx?bidId=10. You may also contact Jamie Miranda at jmiranda@shimmick.com for a download link to view plans and specifications or to schedule an appointment via Teams to discuss the documents. Meetings are held during regular business hours.

Shimmick Contacts: Should you require assistance with your bid, please contact our lead estimator Spencer Mullaney at smullaney@shimmick.com.

Additional Information: 100% Performance and Payment bonds with a surety company subject to approval of Shimmick Construction Company, Inc. are required of subcontractors for this project. Shimmick Construction will pay bond premium up to 1.5%. Subcontractors will be required to abide by terms and conditions of the AGC Master Labor Agreements and to execute an agreement utilizing the latest SCCI Long Form Standard Subcontract incorporating prime contract terms and conditions, including payment provisions. For assistance with bonding, insurance or lines of credit contact Todd Yoder at todd.yoder@shimmick.com.

This project is being funded by the State Revolving Fund (SRF) and Water Infrastructure Finance and Innovation Act (WIFIA). Contractor and subcontractors shall comply with the American Iron and Steel requirements and the Davis-Bacon Act prevailing wage rate determinations. This advertisement is in response to a Good Faith Efforts requirement for DBE firms.

An Equal Opportunity Employer

W/M/S/DVBE CONTRACT & CONSTRUCTION NEWS

"A Statewide Publication for the State of California"

The Voice of the Minority, Women, Disadvantaged, Small Business and Disabled Veteran Contractors and other Business Enterprises.

P.O. Box 892135, Temecula, CA 92589 (800) 570-7070 Fax (800) 548-4237

Official Proof of Publication

(COPY OF ADVERTISEMENT)

Requesting bids from **CERTIFIED MBE, WBE, OBE, SBE, DVBE, AND SF & CONTRA COSTA COUNTY LBE** Subcontractors/Suppliers for **EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR.**

CCC SHERMAN RECOVERY CENTER
2025 Sherman Drive, Pleasant Hill, CA 94523
Contracting Agency: Contra Costa County

LABOR REQUIREMENTS: Project Labor Agreement / Union Labor Required / Local Hiring

BID DATE: 01/08/26 @ 2 PM

BID DOCUMENTS: All documents on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

CAHILL CONTRACTORS LLC
425 California St., Suite 2200, San Francisco, CA 94104
Contact: Cahill Estimating

The Date(s) of Publication

Tuesday, December 23rd, 2025 through Friday, January 2nd, 2026

I certify (declare) under penalty of perjury that the foregoing is true and correct. The above advertisement was published statewide in W/M/S/DVBE CONTRACT & CONSTRUCTION NEWS

T Gieseman, Editor
W/M/S/DVBE CONTRACT & CONSTRUCTION NEWS

the *THOMAS* BID REGISTER

A BI-WEEKLY TRADE PUBLICATION

P.O. Box 892135, Temecula, CA 92589 (800) 570-7070 Fax (800) 548-4237

Official Proof of Publication

(COPY OF ADVERTISEMENT)

Requesting bids from **CERTIFIED MBE, WBE, OBE, SBE, DVBE, AND SF & CONTRA COSTA COUNTY LBE** Subcontractors/Suppliers for **EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR.**

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2025 Sherman Drive, Pleasant Hill, CA 94523
Contracting Agency: Contra Costa County

LABOR REQUIREMENTS: Project Labor Agreement / Union Labor Required / Local Hiring

BID DATE: 01/08/26 @ 2 PM

BID DOCUMENTS: All documents on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

CAHILL CONTRACTORS LLC
425 California St., Suite 2200, San Francisco, CA 94104
Contact: Cahill Estimating

The Date(s) of Publication

Tuesday, December 23rd, 2025 through Friday, January 2nd, 2026

I certify (declare) under penalty of perjury that the foregoing is true and correct.
The above advertisement to be published statewide in **the *THOMAS* BID REGISTER.**

T Gieseman, Editor
the THOMAS BID REGISTER

Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000

Ad Proofs

Project Name: CCC Sherman Recovery Center

Contract/Bid #: 000

Awarding Agency: Contra Costa County

Focus Journal Ad

Publication: DBE GoodFaith (DBEGoodFaith.com)
Published On: 12/22/2025 @ 02:03:12 PM Pacific
Expired On: 01/08/2026 @ 11:59:59 PM Pacific
Message Notifications Sent To: estimating@cahill-sf.com
Published At: https://dbegoodfaith.com/item.php?item_type=ads&ad_adid=66508

Cahill Estimating

is seeking qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs

Project Name
CCC Sherman Recovery Center

Bid/Contract #
000

Awarding Agency
Contra Costa County

Project Location
Pleasant Hill, Contra Costa County, CA

Bid Date
01/08/2026 at 02:00

Project Details
This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electrical, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Enterprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Business Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. The plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJpUTlBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

Get in Touch

Outreach Coordinator
Cahill Estimating

Telephone
(415) 677-0611

Fax
(000) 000-0000

Address
425 California Street, Suite 2200
San Francisco, CA 94104

Send Message »

Certification & Assistance
California DBE Program
San Francisco LBE Program
San Diego SLBE Program
Bay Area Rapid Transit SBE, LSB Program
Los Angeles County CBE Program
Alameda County SLEB Program
California Supplier Clearinghouse Diversity Program Program
Oakland LBE/SLBE Program
Los Angeles County SLBE & DVBE Program
Alameda County Alameda CTC LBE/SLBE Program
California SB-PW Program
California DVBE Program

Free DBE Resources

Procurement, Capital Access, & Surety Bond Assistance

The U.S. Department of Transportation-supported **Southwest Region SBTRC** helps DBEs with **Procurement, Capital Access, and Surety Bond Assistance** - and much more - at no cost.

Learn more »

Trade Journal Ad

Publication: DBE Journal (DBEJournal.com)
Published On: 12/22/2025 @ 02:03:12 PM Pacific
Expired On: 01/08/2026 @ 11:59:59 PM Pacific
Published At:
http://dbejournal.com/index.php?show_ad=66508&ad_project_name=CCC+Sherman+Recovery+Center&co_name=Cahill+Estimating

Outreach Coordinator

Cahill Estimating

Contact Information

425 California Street, Suite 2200
San Francisco, CA 94104

Telephone

(415) 677-0611

Fax

(000) 000-0000

Cahill Estimating

is seeking qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs

Project Name

CCC Sherman Recovery Center

Bid/Contract #

000

Awarding Agency

Contra Costa County

Project Location

Pleasant Hill, Contra Costa County, CA

Bid Date

01/08/2026 at 02:00

Project Details

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electrical, Union Solar/Photovoltaic
with any of the following certifications: Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Enterprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Business Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. The plans can also be accessed via this link:
https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJpUTIBkY7k43zFMAWH5Sb5GOwzd0u

LinkedIn

Remember to follow DBEGoodFaith on LinkedIn and re-post the bid invitation provided below. This will help you get more eyes on the sub/supplier opportunities available on the project.

Published On: 12/31/1969 @ 04:00:00 PM Pacific
Published At: LinkedIn not posted yet. Please check back soon for post confirmation.

05 – Written Notice to Subcontractors, Suppliers, Manufacturers, and Truckers

The documentation for Indicator #05 and #06 have been combined together. It includes the letter sent, and the Email, Fax, & Telephone Solicitation Log, which also satisfies #06 as it includes the follow up documentation.

06 – Follow-Up on Initial Solicitation

The documentation for Indicator #05 and #06 have been combined together. It includes the letter sent, and the Email, Fax, & Telephone Solicitation Log, which also satisfies #06 as it includes the follow up documentation.

Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000

Email, Fax, & Telephone Solicitation Log

Project Name: CCC Sherman Recovery Center

Contract/Bid #: 000

Awarding Agency: Contra Costa County

Log Details

• All emails and faxes were sent and tracked through DBEGoodFaith.com's automated solicitation and logging system.

• The solicitation system makes up to 5 attempts to successfully delivery a fax as long as a human does not answer the call. If a human answers the call, only 1 attempt is made.

• The solicitation system attempts to successfully deliver emails until the response from the recipient's email server requests that no other attempts be made.

• All calls are performed by real people. No calls are pre-recorded.

Company	Fax Send Date & Delivery Status	Email Send Date & Delivery Status	Call Details
AMERICAN INDUSTRIAL PUMPS INC. AMERICAN INDUSTRIAL PUMPS INC 546 BLISS AVE PITTSBURG, CA 94565 Tel: 9257545694 Fax: None Listed ngianni@aipumps.com Cert: SBA SDB; SBA MBE	n/a	12/22/2025 03:12 pm PST Bounced	**Call 1:** 12/24/2025 @ 08:45 am PST - Voicemail - May be interested, not sure. Reached voicemail but unable to leave a message. **Call 2:** 01/07/2026 @ 10:04 am PST - Receptionist - They are still deciding whether they are interested in this project.
ARIEL HVAC SOLUTIONS INC 2285 WILLOW AVE BAY POINT, CA 94565 Tel: 4158826888 Fax: None Listed bids@arielhvacsolutions.com Cert: SBA MBE; SBA SDB	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 08:46 am PST - Estimator - May be interested, unable to confirm because the estimator hung up. **Call 2:** 01/07/2026 @ 10:05 am PST - Receptionist - No, not submitting a quote for this project.
ARKTOS INCORPORATED 2415 San Ramon Valley Blvd 4-264 San Ramon, CA 94583 Tel: 5103562750 Fax: 5103562760 jim@arktosincorporated.com Cert: DVBE	12/23/2025 09:48 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 08:46 am PST - Disconnected - Unable to confirm whether they are interested in submitting a quote. The phone number is disconnected. **Call 2:** 01/07/2026 @ 10:06 am PST - Disconnected - Unable to confirm whether they are interested in submitting a quote. The phone number is disconnected.
BHP Contracting PO Box 1653 CA Pittsburg, CA 94565 Tel: 9252060386 Fax: None Listed operations@bhpintegrations.com Cert: DVBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 08:47 am PST - Voicemail Full - Unable to confirm whether they are interested in submitting a quote. The voicemail inbox is full. **Call 2:** 01/07/2026 @ 10:07 am PST - Voicemail full - Unable to confirm whether they are interested in submitting a quote. The voicemail inbox is full.

Big Pipe Mechanical 1485 Bayshore Blvd., Ste. 376, MB 140 San Francisco, CA 94124 Tel: 4157676008 Fax: None Listed charlesa@bigpipemech.com Cert: DBE - M. Owned	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 08:49 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:09 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
Brown 3 Plumbing Company, Incorporated 9421 D Street Oakland, CA 94603 Tel: 5105625847 Fax: 5105627542 brown3plumbing@sbcglobal.net Cert: DBE - M. Owned	12/23/2025 09:48 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:30 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:11 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
Cesar Lucas 5402 Cherokee Way Antioch, CA 94531 Tel: 9258138188 Fax: 9257562556 lucas.electrical@outlook.com Cert: DBE - M. Owned	12/23/2025 09:43 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:33 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:12 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
COATS PLUMBING 1417 VENTURA DRIVE PITTSBURG, CA 94565 Tel: 9253525115 Fax: 9254382390 gkcoats@sbcglobal.net Cert: DBE - M. Owned	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:36 am PST - Estimator - Re-sent an email to the address on record. They will take a look at it and respond if interested. **Call 2:** 01/07/2026 @ 10:13 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.

Collins Comfort Systems Construction Inc 2879 Norcross Dr Sacramento, CA 95833 Tel: 9169291170 Fax: 9169291170 rhonda@comfortsystemsconstruction.com Cert: DBE - M. Owned	12/23/2025 09:45 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:38 am PST - Receptionist - May be interested, unable to confirm because the receptionist hung up. **Call 2:** 01/07/2026 @ 10:14 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
ESCOS FIRE & SAFETY, INC. 187 MAYHEW WAY #C PLEASANT HILL, CA 94523 Tel: 9252074716 Fax: None Listed bobby@escosfire.com Cert: SBA MBE; SBA SDB	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:41 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:15 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
FIRE DETECTION UNLIMITED INC 3975 INDUSTRIAL WAY STE A CONCORD, CA 94520 Tel: 9253708041 Fax: 9253708071 ppulver@firedetect.com Cert: SBE	12/23/2025 09:39 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:43 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:17 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
Freas Plastering Company, Inc. 2680 Cloverdale Ave. CA Concord, CA 94518 Tel: 9256768964 Fax: 9256897223 don@freasplastering.com Cert: SBE	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:44 am PST - None - Unable to confirm whether they are interested in submitting a quote. No one picked up and the call did not connect to a voicemail. **Call 2:** 01/07/2026 @ 10:18 am PST - Receptionist - They are still deciding whether they are interested in this project.

GEMS ENVIRONMENTAL MANAGEMENT SERVICES, INC. GEMS ENVIRONMENTAL MANAGEMENT SERVICES 1120 WILLOW PASS CT CONCORD, CA 94520 Tel: 9256716822 Fax: 9256717120 rcamacho@gemsenvironmental.com Cert: SBA MBE; SBA SDB	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:47 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:19 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
HCI SOLAR 2010 ELKINS WAY STE 112 BRENTWOOD, CA 94513 Tel: 8184275404 Fax: 9252902844 jose@hcisolarusa.com Cert: SBA SDB; SBA MBE	12/23/2025 09:40 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:48 am PST - None - Unable to confirm whether they are interested in submitting a quote. No one picked up and the call did not connect to a voicemail. **Call 2:** 01/07/2026 @ 10:20 am PST - None - Unable to confirm whether they are interested in submitting a quote. The call would not connect.
Integrity First Plumbing, Inc. 1485 Bayshore Blvd Suite 457 MB# 195, #516 San Francisco, CA 94124 Tel: 4157241100 Fax: None Listed claytis@integrityfirstplumbing.com Cert: DBE - M. Owned	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:49 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:21 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
IRONWOOD COMMERCIAL BUILDERS INC IRONWOOD COMMERCIAL BUILDERS INC 3953 INDUSTRIAL WAY STE E CONCORD, CA 94520 Tel: 9256098356 Fax: 9256098357 nbrinkerhoff@ironwoodcb.com Cert: SBA WOSB	12/23/2025 09:48 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:50 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:22 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.

KDNett Power Solutions, LLC 5388 Rockrose Way Antioch, CA 94531 Tel: 9252070439 Fax: None Listed keithnettles@kdnettpowersolutions.com Cert: DVBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:51 am PST - Keith - No, not submitting a quote for this project. The project is outside of their scope of work. **Call 2:** No 2nd call scheduled.
KINGDOM ELECTRIC CONTROLS 2109 BEECHWOOD CT ANTIOCH, CA 94509 Tel: 5106402674 Fax: None Listed drnolen1@gmail.com Cert: DVBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:54 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:24 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
LANER ELECTRIC SUPPLY COMPANY, INC. LANER ELECTRIC SUPPLY CO INC 2700 RYDIN RD STE B RICHMOND, CA 94804 Tel: 5104394843 Fax: 5102155111 sandra_escalante@laner.com Cert: SBA SDB; SBA MBE	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:56 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:24 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
MCNABB CONSTRUCTION INC 3527 MT DIABLO BLVD # 306 LAFAYETTE, CA 94549 Tel: 9259354200 Fax: 9254037972 davemcnabb@hotmail.com Cert: SBE	12/23/2025 09:37 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 09:57 am PST - Estimator - No, not submitting a quote for this project. **Call 2:** No 2nd call scheduled.

NEW SUN ROAD P.B.C. 1301 S 46TH ST BLDG 112 RICHMOND, CA 94804 Tel: 4159027720 Fax: None Listed accounting@newsunroad.com Cert: SBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:23 pm PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:25 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
NG Construction 1124 PALM AVE 1124 PALM AVE California Martinez, CA 94553 Tel: 4159668388 Fax: None Listed ngconstruction20@gmail.com Cert: SBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:24 pm PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:30 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
PAC-ATLANTIC PLUMBING INC. PAC-ATLANTIC PLUMBING INC 1002 VIEW DR EL SOBRANTE, CA 94803 Tel: 5109324908 Fax: None Listed pac.atlantic.plumbing@gmail.com Cert: SBA SDB; SBA MBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:25 pm PST - No answer - Unable to confirm whether they are interested in submitting a quote. No one picked up and the call did not connect to a voicemail. **Call 2:** 01/07/2026 @ 10:31 am PST - Voicemail - May be interested, not sure. Reached voicemail but unable to leave a message.
R.D.L., Inc. 928 WEST FREMONT STREET STOCKTON, CA 95203 Tel: 2094655300 Fax: 2094655317 bob1@mclaughlin-air.com Cert: DBE - M. Owned	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:26 pm PST - Not available - May be interested, not sure. Number not available at this time. **Call 2:** 01/07/2026 @ 10:34 am PST - Angie - They are still deciding whether they are interested in this project.
SH Mechanical Inc 231 Travis Ct SUISUN CITY, CA 94585 Tel: 7072877982 Fax: 7076739707 k.hacker@shmechanicalinc.com Cert: DBE - F. Owned	12/23/2025 09:38 am PST Successful	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:28 pm PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:35 am PST - Jenny - No, not submitting a quote for this project.

SOLARPARK USA INC 451 SPRUCEMOOR CT SAN RAMON, CA 94582 Tel: 9252000987 Fax: None Listed devendra.rajwade@solarparkusa.com Cert: SBA SDB; SBA MBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:28 pm PST - Estimator - No, not submitting a quote for this project. **Call 2:** No 2nd call scheduled.
SPRUELL & SPRUELL LLC 2337 TOMPKINS WAY ANTIOCH, CA 94509 Tel: 9257557543 Fax: None Listed patricia.spruell@gmail.com Cert: SBA WOSB; SBA HUBZone; SB	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:31 pm PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:37 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
Synergy 768, Inc. 9000 Brentwood Blvd, Suite A, Suite A Brentwood, CA 94513 Tel: 9253089177 Fax: 9258888568 ed@synergy768.com Cert: DBE - M. Owned	12/23/2025 09:40 am PST Failed	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:33 pm PST - Receptionist - They are still deciding whether they are interested in this project. **Call 2:** 01/07/2026 @ 10:39 am PST - Receptionist - Provided all the project details to the receptionist and they will get in touch if interested.
Three Alarm Fire Protection 527 WAXLAX WAY LIVERMORE, CA 94551 Tel: 9255482510 Fax: None Listed sales@3alarmfp.com Cert: DVBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:34 pm PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details. **Call 2:** 01/07/2026 @ 10:41 am PST - Voicemail - Unable to confirm whether they are interested in submitting a quote. Left a voicemail with all the project details.
TouchDown Fire, Inc 22600 N RIPON RD RIPON, CA 95366 Tel: 2095529375 Fax: None Listed tanner@touchdownfire.com Cert: DVBE	n/a	12/22/2025 03:12 pm PST Delivered	**Call 1:** 12/24/2025 @ 12:36 pm PST - Chris - Re-sent an email to chris@touchdownfire.com. They will take a look at it and respond if interested. **Call 2:** 01/07/2026 @ 10:42 am PST - Samuel - Re-sent an email to the address on record. They will take a look at it and respond if interested.

Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000

Outreach Invitation Proofs

Project Name: CCC Sherman Recovery Center

Contract/Bid #: 000

Awarding Agency: Contra Costa County

Log details

• This document contains a single copy of the bid invitation emailed to each company with an email address listed on their certification. The same email was sent to all companies, which is why we have provided the single email proof.

• This document contains a copy of each fax notice sent to solicited companies with a fax number listed on their certification.

Email Proof

Subject Line: [Bid Invite] CCC Sherman Recovery Center
Reply To Email: estimating@cahill-sf.com

Cahill Estimating is seeking qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs and invites you to bid on the following contract.

Reply

PROJECT NAME: CCC Sherman Recovery Center
BID #: 000
BID DUE DATE: 01/08/2026 at 02:00 (local time)
AWARDING AGENCY/OWNER: Contra Costa County
PROJECT LOCATION: Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electrical, Union Solar/Photovoltaic
with any of the following certifications: Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Enterprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Business Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. The plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJpUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gn

If interested, contact:
Cahill Estimating
Cahill Estimating
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com

This email was sent via the DBEGoodFaith.com outreach platform. To learn more about why you received this bid invitation email, visit DBEGoodFaith.com/why.

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: AMERICAN INDUSTRIAL PUMPS INC. AMERICAN INDUSTRIAL PUMPS INC
Tel: (925) 754-5694
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559373-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:04 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: ARIEL HVAC SOLUTIONS INC
Tel: (415) 882-6888
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559375-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:04 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: ARKTOS INCORPORATED
Tel: (510) 356-2750
Fax: (510) 356-2760

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559413-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:03 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: BHP Contracting
Tel: (925) 206-0386
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559414-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:03 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Big Pipe Mechanical
Tel: (415) 767-6008
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559438-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Brown 3 Plumbing Company, Incorporated
Tel: (510) 562-5847
Fax: (510) 562-7542

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559439-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Cesar Lucas
Tel: (925) 813-8188
Fax: (925) 756-2556

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559355-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: COATS PLUMBING
Tel: (925) 352-5115
Fax: (925) 438-2390

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559356-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Collins Comfort Systems Construction Inc
Tel: (916) 929-1170
Fax: (916) 929-1170

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559440-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: ESCOS FIRE & SAFETY, INC.
Tel: (925) 207-4716
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559382-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: FIRE DETECTION UNLIMITED INC
Tel: (925) 370-8041
Fax: (925) 370-8071

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559444-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Freas Plastering Company, Inc.
Tel: (925) 676-8964
Fax: (925) 689-7223

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559423-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:04 am Pacific through the DBEGoodFaith.com outreach platform.

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: GEMS ENVIRONMENTAL MANAGEMENT SERVICES, INC. GEMS ENVIRONMENTAL MANAGEMENT SERVICES
Tel: (925) 671-6822
Fax: (925) 671-7120

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559384-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: HCI SOLAR
Tel: (818) 427-5404
Fax: (925) 290-2844

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559385-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:02 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Integrity First Plumbing, Inc.
Tel: (415) 724-1100
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559441-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: IRONWOOD COMMERCIAL BUILDERS INC
IRONWOOD COMMERCIAL BUILDERS INC
Tel: (925) 609-8356
Fax: (925) 609-8357

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559391-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: KDNett Power Solutions, LLC
Tel: (925) 207-0439
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559417-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: KINGDOM ELECTRIC CONTROLS
Tel: (510) 640-2674
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559418-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: LANER ELECTRIC SUPPLY COMPANY, INC.
LANER ELECTRIC SUPPLY CO INC
Tel: (510) 439-4843
Fax: (510) 215-5111

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559393-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: MCNABB CONSTRUCTION INC
Tel: (925) 935-4200
Fax: (925) 403-7972

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559429-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: NEW SUN ROAD P.B.C.
Tel: (415) 902-7720
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559430-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: NG Construction
Tel: (415) 966-8388
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559431-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: PAC-ATLANTIC PLUMBING INC. PAC-ATLANTIC PLUMBING INC
Tel: (510) 932-4908
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559396-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: R.D.L., Inc.
Tel: (209) 465-5300
Fax: (209) 465-5317

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559442-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: SH Mechanical Inc
Tel: (707) 287-7982
Fax: (707) 673-9707

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559443-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: SOLARPARK USA INC
Tel: (925) 200-0987
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

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HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559400-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

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Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: SPRUELL & SPRUELL LLC
Tel: (925) 755-7543
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559402-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:03 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Synergy 768, Inc.
Tel: (925) 308-9177
Fax: (925) 888-8568

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559357-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:03 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: Three Alarm Fire Protection
Tel: (925) 548-2510
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559445-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:04 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

INVITATION TO BID

FROM: Cahill Estimating
425 California Street, Suite 2200
San Francisco, CA 94104
Tel: (415) 677-0611
Fax: (000) 000-0000
estimating@cahill-sf.com
CONTACT NAME: Cahill Estimating

TO: TouchDown Fire, Inc
Tel: (209) 552-9375
Fax: () -

Cahill Estimating is Seeking Qualified DBEs, MBEs, WBEs, SBEs, SBA MBEs, WOSBs, DVBEs	
PROJECT NAME	CCC Sherman Recovery Center
BID DUE DATE	01/08/2026 at 02:00
BID / PROJECT #	000
AGENCY NAME	Contra Costa County
PROJECT LOCATION	Pleasant Hill, Contra Costa, CA

This is an Early Trade Bid Only for: Union Fire Sprinkler, Union Plumbing, Union HVAC, Union Electri cal, Union Solar/Photovoltaic with any of the following certifications: Minority Business Enterpri ses (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Ent erprises (SBEs), Contra Costa County Local Business Enterprises (LBEs), and Disabled Veteran Busines s Enterprises (DVBEs).

There is a Project Labor Agreement for this job so all trades must be union labor. All documents are on BuildingConnected. Contact estimating@cahill-sf.com, 415-677-0611 for invitation and information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance. Th e plans can also be accessed via this link: https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDRgPaXsJ pUTIBkY7k43zFMAWH5Sb5GOwzd0ucGhMl_uA8?e=r5gnR3

HOW TO REPLY	
ONLINE	Visit **dbegoodfaith.com/respond** and enter Solicitation ID 3559446-66508
BY FAX	Fax back this invitation with your response to: (000) 000-0000 [ ] Yes, we will send a fax quote by the bid date. [ ] No, we are not interested. [ ] Interested, but we would like more information. Please contact us at _____.
BY EMAIL	Contact Cahill Estimating at estimating@cahill-sf.com

This solicitation was generated and sent on behalf of Cahill Estimating at 12/23/2025 09:36:04 am Pacific through the DBEGoodFaith.com outreach platform.

Find other DBE, M/WBE, DVBE, SBE, and other subcontracting and supplier opportunities at DBEGoodFaith.com.
Learn more about why you received this invitation at DBEGoodFaith.com/why

07 – Plans, Specifications and Requirements

Plans and specifications were available on BuildingConnected, our Cahill website, and various builder exchanges. We also provided an external link for subcontractors to access should they not be familiar with BuildingConnected. Subs had the option of submitting proposals directly to our estimating email.

Projects / CCC Sherman Recovery Center SD RFP / 00-0000: Plan Rooms

00-0000: Plan Rooms

Overview | Files | Messages | **Bidders** | Bid Form | Bid Leveling

Optimize | + Invite Bidders

Name	Bidding Status
Estimated Cost	–
ASIAN, Inc Sari Karet +1 415-928-5910	? Undecided
Bay Area Builders Exchange Jeannie Kwan +1 510-483-8880	? Undecided
Builders Exchange of Santa Clara Kanani Fonseca +1 408-727-4000	? Undecided
Marin Builders Exchange Planroom Paula +1 415-462-1220	? Undecided
Peninsula Builders Exchange Andrea Alternate Email (650) 591-4486	? Undecided
Reed Construction Data Cmd Production + and 1 more	? Undecided
Sacramento Regional Builders Exchange planroom@srbx.org	? Undecided
The San Francisco Builders Exchange Deanna Johnson +1 415-282-8220	? Undecided
[*Unknown Company*] andrea@constructionplans.org	? Undecided

PROJECTS CURRENTLY BIDDING



Cahill Contractors

http://www.cahill-sf.com/

Oakland
1111 Broadway Oakland, CA 94607
P: (415) 986-0600

San Francisco
425 California Street San Francisco, CA 94104
P: +1 415-986-0600

San Jose
2001 Gateway Place 270W San Jose, CA 95110

Cahill Contractors Opportunities / CCC Sherman Recovery Center SD RFP

CCC Sherman Recovery Center SD RFP

Description

DRAWINGS ARE EXPECTED 12/18/25 EOD. THEY WILL BE UPLOADED AS SOON AS THEY ARE AVAILABLE.

New construction of an 8,663 sf single-story, wood-framed Social Rehabilitation Center (SRC) and five Permanent Supportive Housing (PSH) units with slab-on-grade foundations.

Location
Pleasant Hill, CA

Bids Due
1/8/2026 at 2:00 PM PST

Files
48 files available

Interested in bidding?

Use the buttons on the right to join RFPs which will allow you to view more information, download files and receive future messages.

Number	Name	Job Walk	Bids Due	Expected Start	Work Performed	Files
00-0000	Plan Rooms	--	1/8/202 2:00 PM I	6/29/20 12:00 PM	Planroo	0 files
01	Abatement	--	1/8/202 2:00 PM I	6/29/20 12:00 PM	Abatem +2 mor	0 files
02	Demolition	--	1/8/202 2:00 PM I	6/29/20 12:00 PM	Demolit	0 files
03	Earthwork	--	1/8/202 2:00 PM I	6/29/20 12:00 PM	Earthwc	0 files
05	Soil Improvement	--	1/8/202 2:00 PM I	6/29/20 12:00 PM	Drilling +1 mor	0 files

Wendy Kirton

From: estimating@cahill-sf.com
Sent: Monday, December 22, 2025 11:21 AM
To: laura.collins
Cc: estimating@cahill-sf.com
Subject: DODGE: CCC Sherman Recovery Center
Attachments: Contra Costa County Sherman Recovery Center - Request For Budget, 12.18.25.pdf

Hi Laura,

Please see attached ITB for this project – CCC Sherman Recovery Center (there is a budget at the same time so the bid verbiage is at the bottom of the RFB). Please note that this project will have a PLA and all trades must be union. We are seeking multiple certified subcontractors/suppliers: Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Enterprises (SBEs), Local Business Enterprises (LBEs), and Disabled Veteran Business Enterprises (DVBEs)

REQUESTED TRADES:
Fire Sprinklers
Plumbing
HVAC
Electrical
Solar/PV

Here is the link to the documents: 02 - Early Trade Bid Advertising

Please confirm when the project is posted. Also, is there a way to provide a proof of the advertisement when it is listed?

Wendy Kirton
Estimating Coordinator

CAHILL

P (415) 677-0611 | cahill-sf.com

Wendy Kirton

From: estimating@cahill-sf.com
Sent: Monday, December 22, 2025 11:23 AM
To: diane.rosencrans
Subject: RE: BID CLERK: CCC Sherman Recovery Center
Attachments: Contra Costa County Sherman Recovery Center - Request For Budget, 12.18.25.pdf

Hi Diane,

Forgot the attachment. It is titled Request for Budget because there is a budget at the same time but the bid trades are designated at the bottom of the RFB.

Wendy Kirton
Estimating Coordinator

CAHILL

P (415) 677-0611 | cahill-sf.com

From: estimating@cahill-sf.com <estimating@cahill-sf.com>
Sent: Monday, December 22, 2025 11:19 AM
To: diane.rosencrans <diane.rosencrans@constructconnect.com>
Cc: estimating@cahill-sf.com
Subject: BID CLERK: CCC Sherman Recovery Center

Hi Diane,

Please see attached ITB for this project – CCC Sherman Recovery Center. Please note that this project will have a PLA and all trades must be union. We are seeking multiple certified subcontractors/suppliers: Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Other Business Enterprises (OBEs), Small Business Enterprises (SBEs), Local Business Enterprises (LBEs), and Disabled Veteran Business Enterprises (DVBEs)

REQUESTED UNION TRADES:
Fire Sprinklers
Plumbing
HVAC
Electrical

Solar/PV

Here is the link to the documents: 02 - Early Trade Bid Advertising

Please confirm when the project is posted. Also, is there a way to provide a proof of the advertisement when it is listed (a link or a screenshot)?

Thank you,

Wendy Kirton
Estimating Coordinator

CAHILL

P (415) 677-0611 | cahill-sf.com

08 – Contacted Recruitment/Placement Organizations

"GOOD FAITH EFFORT"

ADVERTISEMENT & MAILING/FAX SERVICES

OUR BASIC SERVICE INCLUDES THE FOLLOWING:

- **Two (2) Newspaper/Newsletter Advertisements** – (1) Focus and (1) Trade (State Approved Publications)
- **Up to Fifty (50) Letters** sent to UDBE/DBE/SBE/MBE/WBE/DVBE/OBE Subcontractors and Suppliers
- **Fifteen (15)** Letters, Phone Calls & Internet Contacts to Agencies/Organizations

(**Assistance with worksheets, looking over guidelines & requirements to make sure GFE is completed correctly)**

You will receive a Professional Looking Indexed Document Binder that includes:

- Copies of all Subcontractor/Supplier Letters (Including a Solicitation Listing with Subcontractor/Supplier Name, Address, Phone/Fax Numbers, Status UDBE/DBE/MBE/WBE/SBE/DVBE/OBE) and Certifying Agency or source of name and Proof of Fax Delivery
- Copies of all Agency/Organization Letters (Including a Agency Contact Listing with Agency Name, Address, Phone/Fax Numbers, Contact Name and Date) and Proof of Internet Contacts and Fax
- Official "Proofs of Publications" for the Trade & Focus Advertisements
- "Response Listing" (For easy completion of response information and/or follow-up calls)
- Instruction Page To Assist In Final Preparation
- Note: DVBE Form STD 840 Good Faith Effort Worksheet prepared by C.A.C. We will prepare an "Example worksheet" on all other types of worksheets if assistance is required.

TO ORDER OUR GOOD FAITH EFFORT SERVICE, SIMPLY DO THE FOLLOWING:

1. Fill out the attached order form (to the best of your abilities, we will assist you if you have questions)
2. Attach Good Faith Effort Guidelines and Worksheets From the Contract Documents
3. Advise us if Advertisements have already been placed (Credit for ad's $35.00)
4. FAX completed order form (and attachments) to: (800) 742-4125

Your cost for one project is $239.00 (With a $40 Discount if paid within 10 days or upon receipt for new customers) - Total Cost, Including Advertisements **$199.00. Plus Extra Fees determined by project requirements – *Example: Proof of delivery/fax fee is $25.00 to $50.00 – Average Total Cost Per Order $224.00 to $249.00)*** (New Customers are on cash basis) Up to two (2) Additional **Projects may be added for only $60 each.** (Some restrictions apply – Contact us for details or see note on order form)

CONTRACTORS ASSISTANCE CENTER
Proudly Serving Contractors for 19 Years
P.O. Box 892135, Temecula, CA 92589-2135
PHONE: (951) 506-1887 or (800) 742-4124 FAX: (800) 742-4125 or email: cacgoodfaith@yahoo.com

*Additional charges may apply for special requirements, rush orders, special handling fees, etc.

CONTRACTORS ASSISTANCE CENTER – ORDER FORM

P.O. Box 892135, Temecula, CA 92589-2135 (951) 506-1887 Phone: (800) 742-4124 FAX: (800) 742-4125

GOOD FAITH EFFORT MAILING SERVICE & ADVERTISEMENT ORDER FORM

*To order, complete this form and fax to (800) 742-4125 or email **cacgoodfaith@yahoo.com** along with the Good Faith Effort Guidelines & Worksheets . The total cost for one project is $199.00 (Price includes $40.00 discount) Plus Extra for special requirements average $25.00 to $50.00 (See Note Below). Additional charges of $60.00 apply for each additional project on the same form (3 projects maximum per order, projects must have same requirements, trades, etc.) ***See note below regarding extra charges that may apply.** Please indicate if ads are not required to receive $35.00 discount.

Company Name: Cahill Contractors

Address: 425 California Street, Suite 2200 City/St: San Francisco Zip: 94104

Phone: (415) 677-0611 Fax: (___) _____ Email: estimating@cahill-sf.com Contact Person: Cahill Estimating

Project No. (1) Name CCC Sherman Recovery Center

Contracting Agency: Contra Costa County Phone: (____)_____

Project Location: 2025 Sherman Drive, Pleasant Hill, 94523 Value of Project: $_____

Bid Due Date: 01/08/25 Time: 2:00 pm Check If Requesting All Trades: _____

Or Name Specific Trades and/or Materials: EARLY TRADE BID: FIRE SPRINKLER, PLUMBING, HVAC, ELECTRICAL, SOLAR

Project No. (2) Name_____

Contracting Agency: _____Phone: (____)_____

Project Location: _____ Value of Project: $_____

Bid Due Date: _____Time: _____ Check If Requesting All Trades: _____

Or Name Specific Trades and/or Materials:_____

Project No. (3) Name_____

Contracting Agency: _____Phone: (____)_____

Project Location: _____ Value of Project: $_____

Bid Due Date: _____Time: _____ Check If Requesting All Trades: _____

Or Name Specific Trades and/or Materials:_____

Please Solicit: All X or indicate as required: UDBE__ DBE__ SBE__ MBE__ WBE__ DVBE__ OBE__ Other: ____

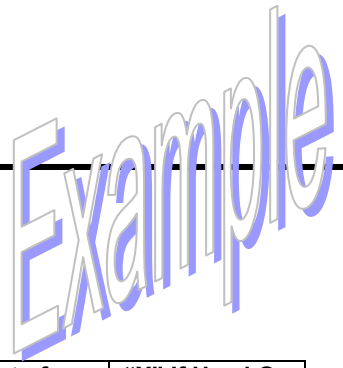
Additional charges apply for special requirements, Fax Delivery of All Letters, Special Look Ups, Rush Orders, Special Lists, etc. We will contact you before processing if any of these charges apply. Please remember to fax any worksheets and GFE requirements with your order.
(Average Cost per order is approximately $224.00 to $249.00)

PLEASE FAX THIS FORM TO: (800) 742-4125 or email to: cacgoodfaith@yahoo.com

09 – Negotiate In Good Faith

Please see the following link, which includes ALL bids submitted:
https://cahillsf.sharepoint.com/:f:/s/Bidding/IgDfFYC7OVR0RYxyPIbAyspSATd7oyJ1NRjv2clqQBwUxLU?e=jFy7Ch

Summary Sheet



ABC Construction Company

New Discovery House Facility
4389 & 4645 Pacheco Blvd., Martinez
For the Health Services Department

	Subcontractor, Supplier, Manufacturer, and/or truckers	**MBE/WBE**	**Amount of Bid- Not Used**	**Amount of Bid-Used**	**"X" If Used Or Reason Not Used**
SITE WORK					
Site Utilities	Calhoun Bros			39,200	X
Site Utilities	Calhoun Bros			7,600	X
Site Utilities	A & B Construction			63,000	X
Site Utilities	Gateway Landscape			36,500	X
REBAR					
Rebar	Mission City Rebar	MBE		7,107	X
Rebar	California Rebar	DBE	11,482		Not Low
METALS					
Structural Steel	Solano Steel Eng			19,250	X
Structural Steel	Acosta Welding	MBE	17,465		Material only, did not include installation
Structural Steel	Tom's Welding & Fab	MBE	23,040		Not Low
WOOD & PLASTIC					
Carpentry				3,999	ABC Doing Work
Carpentry				4,955	ABC Doing Work
Carpentry	JR Stephens	MBE	113,491		Not Low
Carpentry	MLK Inc.		114,500		Not Low
THERMALS & MOISTURE PROTECTION					
Sheet Metal Roofing	Delta Bay Waterproofing			15,780	X
Sheet Metal Roofing	Insul Pro			10,350	X
Sheet Metal Roofing	Dubois Roofing			9,159	X
Sheet Metal Roofing	Quality Erectors	MBE/WBE		22,000	X Installation Only

10 – Bonds, Lines of Credit, and Insurance Assistance

Please see Indicator #04, Small Business Exchange and Contractors Assistance Center (The W/M/S/DVBE Contract & Construction News and The Thomas Bid Register) advertisements that included contact information for information regarding Cahill's policy on assistance with obtaining bonds, lines of credit, and/or insurance.

2022-2027

CARPENTERS MASTER AGREEMENT FOR NORTHERN CALIFORNIA

Between

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA

and

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

of the

UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA

CARPENTERS' MASTER AGREEMENT

2022-2027

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PREAMBLE

This Agreement represents a new beginning of cooperation between signatory employers and the Union in a mutual effort to retain and regain the major portions of the work within the geographic area for unionized construction. The successes of the Agreement will be judged on the ability of the signatory contractors to be successful in obtaining contracts where union employees will be employed.

CARPENTERS MASTER AGREEMENT (CEA)

46 Northern California Counties

2022-2027

SECTION 1

THIS MASTER AGREEMENT, made and entered into this 31st day of May, 2022, by and between the CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA (CEAC), MILLWRIGHT EMPLOYERS ASSOCIATION (MEA) and NC CONTRACTORS ASSOCIATION (NCCA) and their respective members, herein referred to collectively as the Employer, and the CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD, on behalf of the Northern California Carpenters Regional Council (NCCRC) and affiliated Local Unions having jurisdiction in the 46 Northern California Counties, hereinafter referred to as the Union. This Agreement amends, modifies, supplements, changes, extends and renews the Agreements dated June 16, 1971, July 18, 1974, June 16, 1977, June 16, 1980, September 1, 1982, January 1, 1986, April 1, 1988, June 16, 1992, June 16, 1996, May 25, 1999, June 3, 2003, June 6, 2007, May 18, 2011, June 3, 2014, April 18, 2018 and is effective July 1, 2022.

SECTION 2
TERM OF AGREEMENT

This Agreement shall remain in full force and effect from the 1st day of July, 2022 through the 30th day of June, 2027, and shall continue thereafter unless either party, not more than ninety (90) days nor less than sixty (60) days prior to the 30th day of June, 2027, or not more than ninety (90) days nor less than sixty (60) days prior to the 30th day of June of any subsequent year in which the Master Agreement may terminate, serves written notice on the other of its desire to change, modify, amend, supplement, renew, extend or terminate this Agreement.

All notices required to be given to the Union shall be addressed to it at 265 Hegenberger Road, Suite 220, Oakland, California 94621.

While this Agreement continues in effect, neither party will make demands upon the other party for any changes in conditions or benefits or for any new or additional conditions or benefits except at the time and in the manner provided above. Notice to the Employer shall be deemed notice to all individual employers.

The parties to this Agreement recognize the necessity of assuring the competitive position of the parties within the industry during the term of this Agreement. Consistent with that recognition, the parties will continually monitor the effectiveness of this Agreement relative to specific geographic or market areas and will endeavor, by mutual agreement, to initiate such modifications to this Agreement during its term as may be necessary to assure the work opportunities of the employees and the competitive position of the individual employers.

SECTION 2-A
CARPENTERS WORK PRESERVATION COMMITTEE

Notwithstanding the provisions of Section 2, the parties to this Agreement hereby establish a Committee composed of three (3) representatives appointed by the Carpenters 46 Northern California Counties Conference Board and three (3) representatives appointed by the Construction Employers' Association of California, Inc. This Committee will review requests for changes in the terms and conditions of this Labor Agreement that may be necessary to preserve work opportunities for employees and individual employers covered by this Agreement. The Committee is authorized to approve such changes as it deems to be in the best interest of the parties to this Agreement.

This Committee shall be empowered to develop rules and procedures, subject to the approval of the bargaining parties, to carry out the intent of the bargaining parties.

SECTION 3
AREA COVERED

The area covered by this Agreement shall be Northern California, consisting of the forty-six (46) counties located above the northerly boundary of San Luis Obispo County, the northerly boundary of Kern County, and the westerly boundaries of Inyo and Mono Counties, to wit: Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Sonoma, Solano, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo and Yuba.

SECTION 4
WORK COVERED

All carpentry work on all construction, including, but not limited to, construction, erection, alteration, repair, modification, demolition, addition or improvement of or to a building or any other structure or construction.

All carpentry work on heavy, highway and engineering construction, including, but not limited to, the construction, improvement, modification and demolition of all or any part of streets, highways, bridges, viaducts, railroads, storage elevators, tunnels, airports, water supply, irrigation, flood control and drainage systems, sewers and sanitation projects, dams, power houses, refineries, aqueducts, canals, river and harbor projects, wharves, docks, breakwaters,

jetties, quarrying of breakwater or riprap stone, pipelines, offshore construction, or operations incidental to such heavy construction work.

Work in connection with new methods of construction or use of materials established or developed during the term of this Agreement, and the use and application of tools, devices, metal or plastic studs or any substitute thereof, metal or plastic forms or slip form procedures, mechanical power driven or otherwise, customarily and regularly used by carpenters, any mechanical or technological substitutes thereof, whether continuously or intermittently and which are regarded tools of the carpentry trade. This shall include though not be limited to the use and operation of forklifts, platform lifts and operation of concrete chutes.

All carpentry work in connection with plywood decking, beam sides and beam soffits and all concrete form work.

All carpentry work in connection with Mass Timber Construction including Cross Laminated Timber (CLT), Glulam, Laminated Veneer Lumber (LVL), Nail Laminated Timber (NLT), Laminated Strand Lumber (LSL), Mass Plywood Panel (MPP), Single Strand Mass Timber or Wood Post and Beam construction or any variant of the aforementioned, including but not limited to, layout, rigging, setting, plumbing and aligning, and any other related carpentry work.

All carpentry work in connection with tilt-up construction including, but not limited to, benchmarks, layout, setting of all forms, blockouts, metal door and window jambs, templates for bolts, lift points, knee braces, stripping of forms, rigging, setting, plumbing and aligning, welding, drilling, cleaning, ledger bolts, setting ledgers, setting of expansion joints, and caulking. Also to include forms for stairs and loading docks (setting and stripping), installation of all doors, installation of laminated beams or precast structures, and operation of the forklift in reference to all of the above work.

All carpentry work in connection with displays, conventions, tradeshows and exhibitions.

All work in connection with self-supporting scaffolds over fourteen feet (14') in height whether patent or otherwise constructed.

The work covered by this Agreement shall include all types of wood flooring of any size, shape or pattern, in all its branches and phases including pre-finished wood and hardwood products, such as nailing, filling, laying, stripping, tongue and groove, underlayment, blocks-mastic work, sanding, edging, staining, finishing, basing, application of shellac, varnishes, sealers, waxing and related work.

Work in connection with bleachers, computer floors, installation of Corian/Epoxy tops, installation of doors and hardware, installation of medical headwall cabinets, insulation for temperature and/or sound control, suspended ceilings, installation of integrated acoustical and luminous ceiling systems, hardwood flooring (prefinished), and cork flooring.

Work in connection with toilet partitions, gameline painting on interior wood floors, architectural signage, installation and onsite construction of clean room structural components, pre-cast panel installation and linear air bar, if integrated into the suspended ceiling system.

All rigging, setting and installation of factory built modular construction onsite, including but not limited to factory built housing.

Should an individual employer party to this Agreement perform work as a drywall contractor or drywall subcontractor, he shall do so under the terms and conditions of the current Northern California Interior/Exterior-Drywall/Lathing Master Agreement between the Carpenters 46 Northern California Counties Conference Board and/or the NCCRC and the appropriate Drywall Contractors Association for the 46 Northern California Counties. However, drywall work which is incidental to the work of the individual employer may be performed under the terms and conditions of this Agreement.

Should an individual employer party to this Agreement perform work or subcontract work covered by the Pile Drivers, Divers, Carpenters, Bridge, Wharf and Dock Builders Agreement, the individual employer shall observe the terms and conditions of said Agreement.

Should an individual employer party to this Agreement perform work or subcontract work covered by the Highway Addendum, the individual employer shall observe the terms and conditions of said Addendum.

Should an individual employer party to this Agreement perform work or subcontract work covered by the Modular Systems Addendum, the individual employer shall observe the terms and conditions of the Modular Systems Addendum.

SECTION 5
RECOGNITION OF EMPLOYER

The Union hereby recognizes the Employer as the sole and exclusive bargaining representative for their respective members, present and future, who are or hereafter become members.

SECTION 6
EMPLOYER MEMBERSHIP

This Agreement is made for and on behalf of and shall be binding upon all persons, firms or corporations under any name or style of doing business in the construction industry that, at the time of the execution of this Agreement are, or during the term hereof become, members of the Employer, in the area covered by this Agreement. A list of such individual Employer members shall be furnished to the Union upon the execution of this Agreement, and thereafter shall be furnished to the Union not less often than once a month.

In addition, the Employer shall immediately notify the Union in writing whenever an individual employer becomes a member of the Employer. Notwithstanding the foregoing, the Union shall have the right, within 72 hours of receipt of said written notice, to object to any individual employer becoming a party to this Agreement and to insist upon, if appropriate, negotiations separately with that individual employer. Upon receiving such objection from the Union, this Agreement shall be null and void ab initio for all purposes as to that individual employer only. This paragraph does not apply to an individual employer that is signatory to an existing Agreement with the Union.

All individual employers shall be and remain liable under this Agreement for and during the term thereof, irrespective of whether such individual employers shall resign from membership in the Employer or withdraw from the Carpenter Multiemployer Bargaining Section prior to the expiration date of this Agreement, and such liability shall be deemed to have survived the termination of said membership or withdrawal and remain in force for and during the term of this Agreement. Such individual employers shall be bound by any amendments, modifications, supplements, changes, extensions or renewals of or to this Agreement unless such individual employer gives written notice to the Union not more than ninety (90) days nor less than sixty (60) days prior to July 1, 2027 or July 1 of any year in which this Agreement may terminate.

SECTION 7
RECOGNITION OF UNION

The Union has requested recognition as the Section 9 (a) representative of the employees covered by this Agreement and has demonstrated or offered to demonstrate that the majority of the employees have authorized the Union and/or each of its constituent bodies to represent them in collective bargaining. The Employer and each Individual Employer expressly acknowledge that they and each of them have satisfied themselves that the Union and/or each of its constituent bodies represents a majority of employees employed to perform bargaining unit work and agrees that the Union and/or each of its constituent bodies is the Section 9 (a) collective bargaining representative of such employees. The Employer, on behalf of itself and each of its members, and each Individual Employer specifically agree that it and they are establishing or have established a collective bargaining relationship by this Agreement within the meaning of Section 9 (a) of the National Labor Relations Act, as amended. The Union is recognized as the sole and exclusive bargaining agent for itself, the NCCRC and all of its affiliated Local Unions.

Any dispute concerning the interpretation or application of this Section shall be resolved by the permanent neutral Arbitrator pursuant to the procedures set forth in Section 51 (Grievance Procedure) of this Agreement, either during the term of this Agreement or anytime thereafter, whenever the issue is raised by either party. The Employer, on behalf of itself and each of its members, and each Individual Employer specifically agree that the permanent neutral Arbitrator may order (as the Arbitrator deems appropriate) the parties to bargain in good faith for any period following a written notice of termination of this Agreement unless and until a lawful impasse occurs or until a successor Agreement is negotiated or any other appropriate remedy.

SECTION 8
INDEPENDENT AGREEMENT

In the event the Union establishes special conditions for work covered by this Agreement, those special conditions shall be made available to the Employer or individual employers who wish to perform the designated work in the same locality as provided for in that immediate Area Agreement.

The Union will promptly notify the Employer in writing of any amendment, modification, exception or addendum to this Agreement which might be negotiated in any area covered by this Agreement between the Union, any individual employer or group of individual employers.

SECTION 9
LIABILITY OF THE PARTIES

This Agreement is made for and on behalf of, and shall be binding upon all persons, firms and corporations, who at the time of execution of this Agreement are members of Employer, or subsequently become members of Employer as defined in Section 6 (Employer Membership). This Agreement is binding upon each individual employer regardless of whether or not the individual employer changes the name or style or address of the business. Each individual employer, corporate or other legal entity, or its successor as per Section 6 (Employer Membership), shall be liable, subject to, and bound by this Agreement. It is agreed that the wages, hours, and working conditions of this Agreement are the wages, hours, and working conditions in the area covered by this Agreement.

Except as may be provided in Section 2 (Term of Agreement) of this Agreement, each employer individually signatory hereto waives any right that he or it may have to terminate, abrogate, repudiate, or cancel this Agreement during its terms, during the term of any future modifications, changes, amendments, supplements, extensions, or renewals of or to said Master Agreement, or to file any Petition before the National Labor Relations Board seeking to accomplish such termination, abrogation, cancellation or repudiation.

SECTION 10
GENERAL SAVING CLAUSE

It is not the intent of either party hereto to violate any laws, rulings, or regulations of any governmental authority or agency having jurisdiction of the subject matter or of this Agreement, and the parties hereto agree that in the event any provision of this Agreement is finally held or determined to be illegal or void as being in contravention of any such laws, rulings or regulations, nevertheless, the remainder of this Agreement shall remain in full force and effect unless the parts so found to be void are wholly inseparable from the remaining portion of this Agreement. The parties agree that if and when any provisions of this Agreement are held or determined to be illegal or void they will then promptly enter into lawful negotiations concerning the substance thereof.

It is the intent of the parties to this Agreement that each and every, all and singular, of the provisions of this Agreement be fully in accordance with Federal and State Law. Its interpretation and the interpretation of each of the provisions of this Agreement are therefore intended to apply no broader than that permitted by law.

SECTION 11
NO DISCRIMINATION

It is mutually agreed that the individual employer and the Union shall fully comply with all federal and state laws, including but not limited to all of the provisions of Title 7 of the Civil Rights Act of 1964, as amended; the California Fair Employment and Housing Act, as amended; and the Americans with Disabilities Act of 1991, as amended to the end that no person shall, on the grounds of age, sex, race, color, national origin, sexual orientation, gender, ancestry, disability as defined by the Americans with Disabilities Act of 1991 and the California Fair

Employment and Housing Act, or Vietnam Veteran status, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination by not having full access to the contents of this Agreement. The Employer and the Union shall work collaboratively to improve recruitment, retention and viable work opportunities for minorities, women and any other protected class. Upon the request of either party, a committee shall be formed to ensure practical steps are being taken towards diversity and inclusion in the workforce.

It is further agreed that no person or applicant for employment shall be discriminated against or shall have his/her employment relationship affected by reason of his/her age except as provided in the Trust Agreement, rules and regulations, and statements of procedure governing the Carpenters Training Committee for Northern California.

Nothing in this section and no grievance filed pursuant to this section shall be deemed a waiver of any individual worker's statutory rights provided by federal and/or state laws.

Throughout this Agreement, wherever the masculine gender appears, the feminine form applies equally and may be substituted therefore.

SECTION 12
UNION SECURITY

(1) Every person performing work covered by this Agreement who is a member of the Union and in the employment of an individual employer on work covered by this Agreement on the effective date of this Section 12 shall, as a condition of employment or continued employment, remain a member in good standing of the Union or the appropriate Local Union of the Union. Every other person covered by this Agreement and employed to perform work covered by this Agreement shall be required, as a condition of employment, to apply for and become a member of and to maintain membership in good standing in the Union or the appropriate Local Union of the Union which has territorial jurisdiction of the area in which such person is performing work on the expiration of eight (8) days of employment, continuous or cumulative, on such work following the beginning of such employment or the effective date of this Section 12, whichever is later. Membership in any Local Union shall be available to any such person on the same terms and conditions generally applicable to other members. If Federal Law is hereafter amended to permit a lesser requirement for union membership or union membership as a condition of employment than provided in this Section 12, the Employer and the Union will promptly enter into negotiations with regard to such subject.

(2) The individual employer shall not be required to discharge any employee pursuant to this Section 12 until a written notice from the appropriate Local Union of the Union of such employee's non-compliance with this Section 12, stating all pertinent facts showing such non-compliance, shall have been served upon such individual employer and two (2) working days shall have been allowed for compliance therewith.

(3) No person (owner, partner, or officer of any individual employer) shall be permitted to perform work covered by this Agreement unless such person is covered by all the provisions of this Agreement including the payment of all Trust Fund contributions;

provided, however, that not more than one (1) owner may be permitted to work with the tools under the same conditions with the exception of Section 12 (1), and provided that while contributions to all Trust Funds shall be required on the basis of hours actually worked, no Health and Welfare eligibility shall be accrued or granted for an owner required to report under this section unless hours for which contributions are received on behalf of the owner equal or exceed an average of 145 hours during the three (3) most current work months and provided that all contributions due on behalf of all hours for all employees reported by the individual employer are current. Furthermore, no hours reported under this section shall be used to qualify for any disability benefit, credit, or extension provided by any of the Carpenter Benefit Funds established by this Agreement. Additionally, in the event that delinquent contributions are due, no owner hours to any Trust Fund shall be credited towards benefits until the delinquency is resolved.

This section shall not be interpreted so as to diminish work opportunity for employees covered by this Agreement.

Membership in good standing shall be defined as the tendering of uniform initiation fees and dues, including work fee.

SECTION 13
UNION REPRESENTATIVE

Union representatives shall be permitted at all times upon any place or location where any work covered by this Agreement is being, has been or will be performed.

Where there are visitation or safety restrictions imposed at the jobsite, Union representatives shall make a good faith effort to comply with the Individual Employer's jobsite specific safety policy and the Individual Employer will use his/her best efforts to provide access to the site by the Union representative.

SECTION 14
STEWARDS

(1) A steward shall be a working journeyman employee, appointed by the Local Union or the NCCRC of the Union, who shall, in addition to his/her work as a journeyman be permitted to perform, during working hours, such of his/her Union duties as cannot be performed at other times. The Union agrees that such duties shall be performed as expeditiously as possible and the Employer agrees that stewards shall be allowed a reasonable amount of time for the performance of such duties. The Union shall immediately notify the individual employer of the appointment of each steward to be confirmed by letter. Unless notified to the contrary, the first journeyman on the job shall act as job steward until the Union appoints a successor. In no case shall a foreman be a steward.

(2) No steward shall be laid off or terminated except for just cause. In the event of layoff or discharge of a steward, the Union shall be given notice in writing at least two (2)

working days prior to the effective date of such discharge or layoff. Such notice shall contain the reasons for layoff or discharge.

(3) The steward shall be the last employee other than the foreman to be laid off for lack of work but may be transferred to another job provided the Union is given prior notice of the transfer.

(4) Application or violation of this Section shall be subject to Section 51 "Grievance Procedure."

SECTION 15
NO STRIKE

Except as provided in this Section, there shall be no strike, lockout or work stoppage by any party hereto or any individual employer. The Union may withhold workers or picket the job of any individual employer who fails to pay wages or is in violation of the Piece Rate Prohibition or Trust Fund Contribution provisions of this Agreement. The Union may withhold workers of any subcontractor who fails to pay wages or is in violation of the Piece Rate Prohibition or Trust Fund Contribution provisions of this Agreement. The Union, with five (5) days written notice to the individual employer may withhold workers or picket the job of any individual employer for violation of the Hiring Hall, Union Security or Subsistence provisions of this Agreement only if no dispute exists between the Employer and the Union concerning such alleged violation.

SECTION 16
JURISDICTIONAL DISPUTES

There shall be no cessation or interference in any way with any work of the Employer or any individual employer by reason of Jurisdictional Disputes between the Union and any other union with respect to jurisdiction over any of the work covered by this Agreement. Such disputes will be settled by the Unions themselves, or submitted to the International Presidents of the Unions involved in the dispute, for determination. Until such determination is made and confirmed by the disputing Unions, the work shall proceed as originally assigned by the individual employer. Craft jurisdiction is neither determined nor awarded by classifications or coverage descriptions appearing in this Agreement. The individual employer shall be bound by an agreement between the General Presidents.

SECTION 17
PICKET LINES

The parties to this Agreement recognize that it is vital to the Unionized segment of the Construction Industry that the work opportunities of the employee and the individual employer signatory to this Agreement proceed without interruption because of disputes involving employers and/or unions not signatory to this Agreement.

The Union will not discipline, the individual employer will not permanently replace and the parties both agree not to threaten nor cause to be denied the rights of individual workers to respect primary picket lines established at or on the jobsites of the individual employer.

SECTION 18
EFFICIENCY

It is agreed that the carpenters, through their field representatives, use their efforts to encourage greater efficiency on the job and that they refrain from the solicitation of premium payments for employees represented by the Union. The employees and the Union shall use their efforts to encourage greater efficiency compatible with sound construction practices on the job and shall refrain from the solicitation of premium payments for employees.

Except as provided in Section 50 (Work Preservation, Contracting and Subcontracting) hereof, neither party to this Agreement shall by working rules or any other means or device, impose or direct any work limitations affecting quantity restrictions, quotas or units of production, either maximum or minimum, relating to work covered by this Agreement.

No rules, customs or practices shall be permitted that limit production or increase the time required to do any work. There shall be no limitation or restriction of the use of machinery, tools or other labor-saving devices supplied by the individual employer.

SECTION 19
SAFETY

The Union shall cooperate (1) with the individual employer and with each other in carrying out all of the individual employer's safety measures and practices for accident prevention and (2) employees shall perform their duties in each operation in such a manner as to promote efficient operation of each particular duty and of any job as a whole. The Union and the Employer recognize that drug and alcohol abuse creates an unsafe and inefficient work place.

The parties have adopted the Carpenters 46 Northern California Counties Uniform Substance Abuse Policy which has been and is currently available to individual employers through application to the Carpenters Work Preservation Committee per Section 2-A of this Agreement, original version adopted by the Parties October 7, 1993 which has since been periodically amended.

The individual employer must post the name and address of their doctor and the compensation insurance carrier on the jobsite.

All Federal and State safety rules, regulations, orders and decisions shall be binding upon the individual employers and their employees and shall be applied to all work covered by this Agreement. No worker shall be required to work under unsafe conditions.

The individual employer shall be solely responsible for implementation and maintenance of such safety laws, rules, regulations, standards, orders and decisions. Neither the Union nor any Local Union or the NCCRC is responsible for such implementation or maintenance.

All safety equipment required by State or Federal regulations, including hard hats, shall be provided and maintained by the individual employer without cost to his/her employees. Upon termination the employee shall return such equipment to the individual employer.

SECTION 20
PRE-JOB CONFERENCES

(1) The individual employer shall at his/her option or at the option of the Union or the NCCRC call for a pre-job conference. If the Union or the NCCRC desires, it shall be entitled to a pre-job conference solely with the individual employer. The individual employer may include his/her subcontractors at such conference.

(2) The individual employer shall advise the Union or the NCCRC in writing, at all times of the names (including trade names and names of individual proprietors or partners who signed the subcontract) and addresses of all subcontractors or his/her subcontractors employed or to be employed or contracted with for services to be performed under this Agreement. Such written notice shall be made at the pre-job conference or ten (10) days prior to the commencement of work by any such subcontractor.

(3) The individual employer shall, upon request of the Union or the NCCRC, submit letters of past or present work assignment for purposes of clarifying questions of Union jurisdiction.

SECTION 21
AUDIT

Each individual employer upon request of the Union, the Employer, or any Trust Fund specified in this Agreement, shall permit the Trust Fund Auditors to review any and all records relevant to the enforcement of the provisions of this Agreement and to enter upon the premises of such individual employer during business hours at reasonable time or times to examine and copy such books, records, papers or reports of such individual employer as may be necessary to determine whether or not the individual employer is making full payment of all sums required by this Agreement. The decision as to the relevancy of records shall be made by the Joint Delinquency Subcommittee and their decision shall be binding on all parties. Such review shall be permitted not less than ten (10) working days after demand. If the individual employer cancels an audit appointment without appropriate two (2) hours' notice to the auditor, the cost of such lost time by the auditor shall be borne by the individual employer.

The cost of audit shall be borne by the individual employer if a shortage disclosed by the audit exceeds $4,500.00 and is not the result of clerical error.

Trustees of the Trust Funds specified in this Agreement are authorized to determine the appropriate formula to be applied to compute appropriate Trust Fund contributions. The individual employer shall be required to comply with such Trust Fund formula and make payments to the Trust Funds immediately upon being advised of the amount due.

Any legal action to compel audit entry shall be filed in the Superior Court of the City and County of San Francisco, State of California, or the United States District Court for the Northern District of California.

Any individual employer who refuses audit entry shall pay all the legal fees and costs necessary for compliance of audit entry.

The Union has the right to withhold workers from any individual employer who refuses to make available relevant records necessary for the completion of the audit.

Information derived from the audit shall be confidential and used solely for the enforcement of this Agreement.

SECTION 22
WORK DAY

The regular work day shall be eight (8) consecutive hours (exclusive of lunch period) between the hours of 6:00 a.m. and 5:00 p.m.

Once the regular work day is established, it shall be for no less than five (5) consecutive regular work days and may be changed only by written notification from the individual employer to the appropriate District Office of the NCCRC.

The rate of pay for all hours worked other than the regular established work day shall be governed by Section 26, "Overtime."

There shall be established a meal period that begins no more than five (5) hours after the beginning of the shift (and a second meal period that begins no later than five (5) hours after the first meal period concludes). All time in excess of said hours shall be paid at the applicable overtime rate until the meal period is provided. (Such pay shall be reckoned by the hour and half-hour.)

Every individual employer shall authorize and permit all employees to take rest periods, which insofar as practicable, shall be in the middle of each work period. Nothing in this provision shall prevent an individual employer from staggering rest periods to avoid interruption in the flow of work and to maintain continuous operations, or from scheduling rest periods to coincide with breaks in the flow of work that occur in the course of the work day. The authorized rest period time shall be based on the total hours worked daily at the rate of ten (10) minutes net rest time for every four (4) hours worked, or major fraction thereof. Rest periods shall take place at individual employer designated areas, which may include or be limited to the employee’s immediate work area.

Rest periods need not be authorized in limited circumstances when the disruption of continuous operations would jeopardize the product or process of the work. However, the individual employer shall make-up the missed rest period within the same work day or compensate the employee for the missed ten (10) minutes of rest time at his/her regular rate of pay within the same pay period.

A rest period need not be authorized for employees whose total daily work time is less than three and one-half (3 1/2) hours. Authorized rest period time shall be counted as hours worked for which there shall be no deduction from wages.

It is understood that the employee will take his/her appropriate rest period unless the individual employer specifically directs the employee not to take this rest break due to operational requirements.

If an individual employer fails to provide an employee a rest period in accordance with the applicable provisions of this Section, the individual employer shall pay the employee one (1) hour of pay at the employee's regular rate of compensation (excluding fringe benefits) for each work day that the rest period was not provided.

The rest period provisions of this Agreement will be interpreted consistently with the rest period requirements of Industrial Welfare Commission Wage Order 16.

A heat illness preventative cool-down recovery period of no less than five (5) minutes shall be made available in order to prevent heat illness.

Employees believing a preventative cool-down recovery period is needed to avoid heat illness or suffering from heat illness shall be provided access to an area with shade that is either open to the air or provided with ventilation or cooling and provided for a period of no less than five (5) minutes. Such access to shade shall be permitted at all times. Cooling measures other than shade (e.g., use of misting machines) may be provided in lieu of shade if the individual employer can demonstrate that these measures are at least as effective as shade in allowing employees to cool.

Employees should not discount any discomfort or symptoms they are experiencing. They should immediately report any problems they are experiencing to a supervisor and coworker. Employees must notify their supervisors immediately if they believe they require access to shade, or alternative cooling measures and/or a preventative recovery period.

If an individual employer fails to provide an employee a preventative recovery cool-down period in accordance with this Section, the individual employer shall pay the employee one (1) additional hour of pay at the employee's regular rate of compensation, excluding fringe benefits, for each work day that a requested preventative recovery period is not provided. No employee shall be discriminated against for exercising his/her rights pursuant to this Section.

All pay shall be reckoned by the day and half-day as follows: Employees who start work at the regular work day or shift shall receive four (4) hours pay or pay for actual hours worked, whichever is greater, regardless of the reason for the inability to complete the regular work day or shift. If the employee voluntarily quits, the employee shall receive pay only for actual hours worked.

Any dispute regarding the provisions of this Section shall be subject to Section 51 (Grievance Procedure) of this Agreement.

SECTION 23
SHIFT WORK

Shift work can only be established upon prior notice from the individual employer to the Union and shall be performed as follows:

Except as provided below, where multiple shifts are worked, if the individual employer elects to work the day shift between the hours of 6:00 A.M. and 5:30 P.M., that shift shall work eight (8)

hours and for such work they shall be paid the regular straight time rate for eight (8) hours; the second shift shall work seven and one-half (7-1/2) hours, and for such work they shall be paid the regular straight time rate for eight (8) hours; if a third shift is worked, they shall work seven (7) hours and for such work they shall be paid eight (8) hours regular straight time pay. No multiple shift shall be established or started for less than three (3) consecutive work days.

On tenant improvement or renovation projects in occupied buildings with a total contract value of five (5) million dollars or less, the individual employer may perform multiple shift operations on the basis of eight (8) hours pay for eight (8) hours work on all shifts at the regular straight-time rate.

Overtime rates shall be paid for all hours worked on the second or third shift if less than three (3) consecutive days are worked. The provisions of this Section 23 with regard to rates of pay for shift work shall apply solely to the portion of the job which requires shift operations.

When it is a condition of securing the work, a special single shift may be established that will be for no less than three (3) consecutive days, for off hours between Monday and Friday, and will allow for eight (8) hours pay for eight (8) hours work. Work in excess of eight (8) hours per day shall be subject to the overtime provisions of this Agreement.

All work in excess of eight (8) hours on Saturday and all work on Sundays and holidays shall be double time.

Payments or contributions to each of the Trust Funds provided for in this Agreement shall be based on hours worked or paid for, which include contributions for eight (8) hours per shift. No payment or contribution shall be computed at the rate of time and one-half or double the required rate of payments or contributions per hour, nor shall any such payments or contributions be considered part of the hourly wage rate for the purpose of computing overtime, either under this Agreement, the Fair Labor Standards Act, the Walsh-Healey Act or any other law.

On shift work (a) workers working a shift who come off work on Saturday morning at 8:00 A.M., are to be considered working Friday; (b) workers working a shift who come off work on Sunday morning at 8:00 A.M., are to be considered working Saturday; and (c) workers working a shift who come off work on Monday morning at 8:00 A.M., are to be considered working Sunday.

All regularly scheduled shift work performed on Saturday, Sunday and holidays, shall be in accordance with the overtime rates herein specified. All such work shall be performed under the terms and conditions of this Section 23 as to hours worked and rate of pay.

SECTION 24
WORK WEEK

The regular work week shall consist of forty (40) hours of work Monday through Friday. In the event that work cannot be performed Monday through Friday or Tuesday through Friday (4 X 10 work week) because of inclement weather or major mechanical breakdown, employees may voluntarily make up such day on Saturday and shall be paid at the applicable straight time rate.

In the event that work cannot be performed Monday through Thursday (4 X 10 work week) because of inclement weather or major mechanical breakdown, employees may voluntarily make up such day on Friday and shall be paid at the applicable straight-time rate. As a courtesy, the individual employer shall advise the appropriate District Office of the NCCRC whenever it intends to implement the Saturday (or Friday for a 4 X 10 Monday through Thursday work week) makeup day. (The NCCRC District Office phone numbers are as follows: Northern (916) 641-1041, Southern (408) 445-3000, and Central (510) 568-4788.)

Four (4) by Ten (10) work week (4 x 10): An individual employer may establish a work week of four (4) consecutive days of ten (10) consecutive hours, Monday through Thursday or Tuesday through Friday, provided the appropriate District Office of the NCCRC is notified in advance. Applicable overtime rate shall be paid for all work before a shift begins, after ten (10) hours, and on Saturdays, Sundays and holidays. After twelve (12) hours, double time shall be paid. In the event two (2) shifts are employed, nine and one-half (9-1/2) consecutive hours work, (on the second (2nd) shift) exclusive of meal period, shall constitute a shift's work for which ten (10) hours shall be paid. Provided, further, all shifts are worked the same four (4) consecutive days during a 4 x 10 work week, except as may be changed by mutual agreement. All hours in excess of forty (40) hours in any one (1) week shall be compensated at the applicable overtime rate.

On Residential projects as described in Appendix C, "Residential Addendum" the work week shall remain as contained therein.

SECTION 25
HOLIDAYS

The following are nationally recognized holidays covered by this Agreement: New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, the Friday following Thanksgiving Day, and Christmas Day. If any of the above holidays fall on Saturday, the preceding Friday shall be observed as the holiday. If any of the above holidays fall on Sunday, the Monday following shall be observed as the holiday.

The parties have agreed that the following four (4) days of each year will be selected by the Union as designated off/holidays:

2022: Friday, January 14th; Friday, February 18th; Friday, May 27th; Friday, September 2nd.

2023: Friday, February 17th; Friday, May 26th; Monday, July 3rd; Friday, September 1st.

2024: Friday, February 16th; Friday, May 24th; Friday, July 5th; Friday, August 30th.

2025: Friday, January 17th; Friday, May 23rd; Friday, August 29th; Friday, December 26th.

2026: Friday, January 2nd; Friday, February 13th; Friday, May 22nd; Friday, September 4th.

2027: Friday, January 15th; Friday, May 28th; Friday, September 3rd; Friday, November 12th.

The four designated off/collectively bargained holidays shall be governed by Section 26 "Overtime."

In honor of those who have served in the Armed Forces of the United States of America, honorably discharged, reserve and active duty members of our Armed Forces shall be permitted by the individual employer to observe Veterans Day, November 11th. Veterans shall provide the individual employer with two (2) working days' notice to observe Veterans Day. Upon request of the individual employer, members shall provide proof of military service. Veterans choosing to work on Veterans Day shall be compensated at the appropriate straight time and daily overtime rates.

SECTION 26
OVERTIME

A. On all building construction, the first two (2) hours prior to the start of the regular or approved day or the first four (4) hours after the end of the approved or regular work day, not to exceed a total of four (4) hours in any one (1) work day shall be paid at time and one-half.

Time and one-half shall be paid for the first eight (8) hours worked on Saturdays.

Time and one-half shall be paid for the first eight (8) hours worked on the four (4) designated off/collectively bargained holidays.

Double time shall be paid on all other holidays referenced in Section 25 (Holidays).

All other time shall be paid at double the straight time rate.

B. On all heavy, highway and engineering construction, including but not limited to the construction, improvement, modification, and demolition of all or any part of streets, highways, bridges, viaducts, railroads, tunnels, airports, water supply, irrigation, flood control and drainage systems, sewers and sanitation projects, dams, power houses, refineries, aqueducts, canals, river and harbor projects, wharves, docks, breakwaters, jetties, quarrying of breakwater or riprap stone, or operations incidental to such heavy construction work; the first (1st) four (4) hours prior to the start of the regular or approved day or the first (1st) four (4) hours after the end of the approved or regular work day, not to exceed a total of four (4) hours in any one (1) work day shall be paid at time and one-half.

Time and one-half shall be paid for the first (1st) ten (10) hours worked on Saturdays.

Time and one-half shall be paid for the first (1st) eight (8) hours worked on the four (4) designated off/collectively bargained holidays.

Double time shall be paid on all other holidays referenced in Section 25 (Holidays).

All other time shall be paid at double the straight time rate.

SECTION 27
PARKING

In the event free parking facilities are not available within 1320 feet (measured by the most direct route on a dedicated vehicular public thoroughfare) of a jobsite, the individual employer will provide such facilities and the individual employer shall have the right to designate parking areas to be used. Where, because of congested parking conditions, it is necessary to use public facilities, the individual employer shall reimburse the employee for the cost of such parking upon being presented with a receipt or voucher certifying to the cost thereof, such reimbursement to be made on a weekly basis or at the conclusion of the project, whichever occurs earlier. Designated parking area shall be drained and hard surface.

SECTION 28
TOOLS

Carpenters and apprentices shall furnish their own hand tools, but shall not furnish, rent or lease horses, ladders, mitre boxes, power cords, power boxes, automotive equipment to be used for the purpose of hauling or delivering individual employer's materials or equipment, or any kind of power operated, including battery, pneumatic or fuel powered, equipment, machines or tools. Each employee shall arrive on the job with hand tools in proper condition. If necessary the employee shall be allowed a reasonable amount of time during the work week to sharpen tools on the individual employer's time.

The individual employer shall provide a reasonably secure place where his/her employees may keep their tools. Where ten (10) or more carpenters are employed on any one (1) job or project the individual employer shall provide a separate tool house, or a separate compartment of a tool house under lock and key, for the exclusive use of carpenters. Failure on the part of the individual employer to comply with the provisions hereof shall be referred to the Joint Adjustment Board. If any individual employee's working tools are lost by reason of fire or theft while in the individual employer's care, the individual employer shall reimburse the employee for such loss up to a maximum of one thousand dollars ($1,000). Within two (2) working days from the date of claim for loss of tools as provided herein, the individual employer shall acknowledge liability therefore or reject the claim.

SECTION 29
PICK-UP TIME

A carpenter shall be entitled to pick-up time, which shall not be less than five (5) or more than fifteen (15) minutes at the end of each work day, the particular amount of such pick-up time depending upon accessibility to the area to which the employee is assigned. The amount of pick-up time shall be determined by mutual agreement at a jobsite conference between representatives of the individual employer and the Union.

SECTION 30
SHOW UP TIME, TERMINATION PAY AND DISCHARGE

Other than on the first (1st) day of dispatch, in which case two (2) hours shall apply, workers who report for work, for whom no employment is provided, shall be entitled to four (4) hours pay, except where inclement weather conditions beyond the control of the individual employer prevent employment.

Payments of contributions to each of the Trust Funds provided for in this Agreement shall be made with respect to payments required by this Section.

Except as hereinafter provided, carpenters who start work, but are discharged between the hours of 8:00 A.M. and 12:00 noon, shall receive four (4) hours pay; carpenters starting work at 8:00 A.M. who are discharged between the hours of 12:00 noon and 4:30 P.M. shall receive pay only for hours worked.

Carpenters discharged on the first (1st) day of employment for inefficiency, insubordination or intoxication, shall receive pay only for hours worked. Carpenters who voluntarily quit shall receive pay only for hours worked.

DISCHARGED EMPLOYEE: Employees receiving notice of termination for any reason shall be allowed a reasonable time (not less than fifteen (15) minutes) before the end of the regular work day to assemble their tools in addition to the normal pick-up time prevailing on the job.

After forty (40) hours of employment, the individual employer may discharge any employee for just cause only. Just cause is subject to Section 51 (Grievance Procedure) of this Agreement. The individual employer during the first forty (40) hours of employment may reject or discharge any employee for any reason.

Discharge for cause shall be in writing to the employee.

SECTION 31
PAYMENT OF WAGES

An employee who works the full designated work week shall receive on the last day of that work week pay for not less than the number of hours worked on the Monday of that same work week.

Each individual employer shall provide with each payroll check an itemized check stub showing separately the date of issuance, each contribution and deduction made from the payroll period covered by the check or a separate statement showing the name of the employee, the name and the individual employer's contractor's license number and/or address and the last four digits of the employee's social security number. There shall be no cash payment of any nature or kind whatsoever. Payment by cash or second or multiple checks or combination thereof and the payment of excessive premium rates, excessive travel time or bonuses shall be prima facie evidence of an attempt to violate the provisions of this Section. An individual employer may pay employees utilizing direct deposit, as provided under California law. Payment by direct deposit shall be at the employee’s option and not as a condition of employment. Late deposits shall be

subject to paragraph 3 of this Section. Final compensation shall be paid by payroll debit card or check.

Should an individual employer compensate an employee with a check for which payment is refused by the individual employer's bank because of insufficient funds, or should an individual employer fail to pay his/her employees on the regular, established pay day for his/her job, the obligation of the individual employer to the individual employee shall continue at the employee's regular straight time rate for a period not to exceed forty (40) hours, notwithstanding the above, unless the refusal of payment by the bank is due to the bank's error or omission or to circumstances which are beyond the control of the individual employer. Any question concerning responsibility of the individual employer on whether the omission is beyond his/her control shall be subject to the grievance procedure of this Agreement. Nothing herein shall, however, prevent the individual employer from changing his/her payroll date upon five (5) days' notice to the appropriate Local Union of the Union that the employee's pay date is being changed.

If terminated by the individual employer for any reason the employee shall be paid immediately in full. His/her pay status shall continue for each calendar day until pay is received; provided, however, that not more than eight (8) hours pay shall be charged for any calendar day with a maximum of five (5) days.

SECTION 32
PROHIBITION OF PIECE WORK

No person shall be employed in work covered by this Agreement at piece rates or under any system of bonus pay. Payments by cash or second or multiple checks or combination thereof and/or the payment of excessive travel time, bonuses or other payments as "Travel Pay" or "Subsistence," where not required or permitted by this Agreement, shall be prima facie evidence of a violation of this Agreement.

If at the time of an audit, piece work or bonus payments are discovered, those amounts will be subject to the conversion formula as set forth in Section 21 (Audit). The foregoing shall not apply to an annual bonus paid to supervisors.

SECTION 33
NONUNION FABRICATED MATERIALS

To the extent permitted by law, the individual employer will not require Carpenters to handle nonunion fabricated materials.

SECTION 34
INJURY

Employees who are, as a result of industrial injury, unable to complete a full day's work, shall nevertheless be paid for the full day on which such injury occurred; provided the attending physician has certified to the employee's inability to complete his/her regular assigned work on that day of such injury.

An industrial injury shall not be cause for discharge and an applicant for employment shall not be rejected because of prior industrial injury, provided that any such prior industrial injury has not caused the applicant to be incapable of satisfactorily performing the duties and functions required by the job to which he/she is assigned or would be assigned.

SECTION 35
DOCUMENT SIGNING

No employee or applicant for employment will be required as a condition of employment or continued employment to sign any document not required by law.

SECTION 36
SUBCONTRACTOR RECORDS

On residential construction, excluding alteration and repair, the individual employer shall keep a record of all hours worked by persons performing work covered by this Agreement for each subcontractor on each separate job or project.

It is recognized and acknowledged that with respect to certain subcontracted functions such as installation of stairways, formica tops, and marlite, it would be difficult and impractical to record the precise hours worked at such function. On such work the individual employer shall make an estimate of the hours worked by the installing subcontractor. These records shall be submitted monthly to the Trust Funds specified in this Agreement.

SECTION 37
BONDING

The Union may require of any individual employer who is delinquent in Trust Fund contributions and/or whose payroll checks have been returned for insufficient funds ("bounced"), that such individual employer be required to provide a bond not less than $5,000.00 or more than $75,000.00 at the option of the Union or Trust Fund to insure payment of his/her payroll and/or Trust Fund contributions. An acceptable letter from responsible party or joint checks may be substituted for bond requirement. It shall not be a violation of this Agreement for the Union to withdraw carpenters from the job(s) of such individual employer who may upon demand and notice, fail or refuse to present such bond to the Carpenter Funds Administrative Office, 265 Hegenberger Road, Suite 100, Oakland, California 94621-1480. In the event the defaulting individual employer is a subcontractor of a prime contractor signatory hereto, the latter will be notified and given opportunity to post bond as herein provided prior to the withdrawal of carpenters from the job(s); provided, however, the bonding company is approved by the Carpenter Funds Administrative Office for Northern California, Inc.

SECTION 38
APPENDICES

The following appendices attached to this Carpenters Master Agreement are incorporated herein and shall be part of this Agreement as though fully set forth herein: Subsistence (Appendix A), Millwrights (Appendix B), Residential (Appendix C), Insulators (Appendix D), Scaffold Erection (Appendix E) and Highway (Appendix F).

SECTION 39
WAGE RATES

The following shall be the classifications and minimum hourly rates during the term of this Agreement for the effective dates noted and in the areas listed.

A. Area 1, consisting of the following counties:

Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma:

Journeyman wage rates effective	7-1-22
Carpenters	$57.10
Bridge Builder/Highway Carpenters	$57.10
Hardwood Floorlayers	$57.25
Shinglers	$57.25
Power Saw Operators	$57.25
Steel Scaffold & Steel Shoring Erectors	$57.25
Millwrights	$57.20

B. Area 2, consisting of the following counties:

Monterey, San Benito and Santa Cruz:

Journeyman wage rates effective	7-1-22
Carpenters	$51.22
Bridge Builder/Highway Carpenters	$57.10
Hardwood Floorlayers	$51.37
Shinglers	$51.37
Power Saw Operators	$51.37
Steel Scaffold & Steel Shoring Erectors	$51.37
Millwrights	$53.72

C. Area 3, consisting of the following counties:

Sacramento, San Joaquin, Yolo, Western Placer* and Western El Dorado*:

Journeyman wage rates effective	7-1-22
Carpenters	$51.22
Bridge Builder/Highway Carpenters	$57.10
Hardwood Floorlayers	$51.37
Shinglers	$51.37
Power Saw Operators	$51.37
Steel Scaffold & Steel Shoring Erectors	$51.37
Millwrights	$53.72

*Western Placer County includes territory west of and including Highway 49. Western El Dorado County includes territory west of and including Highway 49 and territory inside the city limits of Placerville.

D. Area 4, consisting of the following counties:

Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Eastern El Dorado*, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Nevada, Eastern Placer*, Plumas, Shasta, Sierra, Siskiyou, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, and Yuba:

Journeyman wage rates effective	7-1-22
Carpenters	$49.87
Bridge Builder/Highway Carpenters	$57.10
Hardwood Floorlayers	$50.02
Shinglers	$50.02
Power Saw Operators	$50.02
Steel Scaffold & Steel Shoring Erectors	$50.02
Millwrights	$52.37

*Eastern Placer County includes territory east of Highway 49. Eastern El Dorado County includes territory east of Highway 49, excluding territory inside the city limits of Placerville.

When an individual project encompasses two (2) geographic wage areas, the higher of the two (2) wage rates shall apply to the entire project.

E. Fringe Benefit Hourly Rates – Entire 46 Counties Area
(July 1, 2022 through June 30, 2023)

Effective dates:	7-1-22
Health & Welfare	$12.10
Pension	$11.10
Carpenters Annuity	$2.55
Vacation/Holiday/Sick Leave (Carpenters)	$2.95
Work Fee	$2.29
Training	$1.13
Vacation/Holiday/Sick Leave Admin.	$0.10
Industry Promotion	$0.07
Carpenters International Training Fund	$0.10
Carpenters Work Preservation	$0.05
Carpenter Employers Contract Administration	$0.07

See Appendix B for Millwright fringe benefit rates.

F. Future Wage and/or Fringe Benefit Considerations: (2023-2027)

July 1, 2023 – Total Increase of $4.59

$3.29 to Wages
$0.39 to Health & Welfare if needed, as recommended by the Trustees, to maintain minimum of 6 months of reserves. Otherwise, allocated to Pension*
$0.15 to Pension*
$0.23 to Vacation/Holiday/Sick Leave
$0.06 to Training
$0.33 Annuity
$0.03 to Carpenters International Training Fund
$0.11 to Work Fee (as per Section 43A formula)

The Union reserves the right to reallocate wage and fringe benefit amounts during the term of this Agreement.

July 1, 2024 – Total Increase of $4.82

$3.62 to Wages
$0.38 to Health & Welfare if needed, as recommended by the Trustees, to maintain minimum of 6 months of reserves. Otherwise, allocated to Pension*
$0.15 to Pension*
$0.19 to Vacation/Holiday/Sick Leave
$0.07 to Training
$0.28 to Annuity
$0.01 to Carpenters International Training Fund
$0.12 to Work Fee (as per Section 43A formula)

The Union reserves the right to reallocate wage and fringe benefit amounts during the term of this Agreement.

July 1, 2025 – Total Increase of $5.07

$3.75 to Wages
$0.25 to Health & Welfare if needed, as recommended by the Trustees, to maintain minimum of 6 months of reserves. Otherwise, allocated to Pension*
$0.15 to Pension*
$0.31 to Vacation/Holiday/Sick Leave
$0.05 to Training
$0.42 to Annuity
$0.01 to Carpenters International Training Fund
$0.13 to Work Fee (as per Section 43A formula)

The Union reserves the right to reallocate wage and fringe benefit amounts during the term of this Agreement.

July 1, 2026 – Total Increase of $5.32**

$4.00 to Wages
$0.25 to Health & Welfare if needed, as recommended by the Trustees, to maintain minimum of 6 months of reserves. Otherwise, allocated to Pension*
$0.15 to Pension*
$0.32 to Vacation/Holiday/Sick Leave
$0.05 to Training
$0.42 to Annuity
$0.13 to Work Fee (as per Section 43A formula)

**If an early extended Agreement is negotiated prior to July 1, 2026, Individual Employers who do not extend said Agreement shall be subject to an additional $1.00 per hour increase to be allocated to Pension (Off Benefit, will not result in additional benefit accruals).

The Union reserves the right to reallocate wage and fringe benefit amounts during the term of this Agreement.

* Negotiated Pension increases are intended as an enhancement to the Pension Rehabilitation Plan and will not result in additional Pension benefit accruals. Once emerged from the Pension Rehabilitation Plan, the Pension Trustees shall have the ability to add benefit accruals on benefit.

G. Apprentice Wage Percentage Schedule:

The wage rates for apprentices shall be the following percentages of the applicable journeyman classification in the appropriate geographical area. Wage and fringe benefit increases for all apprentices shall be governed by the individual Joint Apprentice Training Committees (based on calendar months, work hours and completion of mandatory training classes).

First Period: 0 to 6 months.	60%	Health & Welfare Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Second Period: 7 to 12 months. . .	65%	Health & Welfare Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Third Period: 13 to 18 months. . .	70%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fourth Period: 19 to 24 months. . .	75%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion

		Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fifth Period: 25 to 30 months. . . .	80%	Full Fringes
Sixth Period: 31 to 36 months. . . .	85%	Full Fringes
Seventh Period: 37 to 42 months. .	90%	Full Fringes
Eighth Period: 43 to 48 months. . .	95%	Full Fringes

The following conditions shall be applicable to the classification "Power Saw Operators" and "Steel Scaffold Erectors and/or Steel Shoring Erectors":

(1) If an employee is hired initially as a Power Saw Operator or as a Steel Scaffold Erector and/or Steel Shoring Erector, he/she shall receive the rate for such classification until he/she is assigned to work in another classification.

(2) If an employee already employed on a job is assigned to perform Power Saw Operating duties or Steel Scaffold and/or Steel Shoring Erecting duties, he/she shall receive the rate of the Power Saw Operator classification or the Steel Scaffold Erector and/or Steel Shoring Erector's classification, as the case may be, for the actual hours worked in such classifications.

(3) The operation of a hand-operated skill saw shall not be considered as the performance of Power Saw Operating duties and shall not carry the rate for the Power Saw Operator classification.

(4) Men/women working from Bos'n chairs, swinging scaffolds, or suspended from a rope, cable, or from a safety belt or any device used as a substitute for in lieu thereof shall receive fifty cents ($.50) per hour above the applicable journeyman or apprentice rate.

The premium specified in this section shall be reckoned by the hour.

When an employee uses survey instruments he/she shall receive not less than the rate of pay for his/her regular classification.

Provisions concerning special conditions for Millwrights are set forth in Appendix B (Special Millwrights Agreement) of this Agreement and are a part thereof.

The term "Journeyman Carpenter" as used herein means an employee who is qualified by experience and ability to perform work with carpenters' tools, carpenters' level and other such

tools or survey instruments as are normally used by carpenters in the performance of carpenters' work.

The foregoing shall be applicable to all work in connection with the building and erection of timber trusses. The framing, assembling and building of the trusses, the raising and putting them in place and the rigging and signaling when power equipment is used are all under the jurisdiction of the United Brotherhood of Carpenters.

The term "Apprentice Carpenter" as used herein means an employee as defined from time to time as an apprentice in the Apprenticeship Standards for the Carpentry Trade in the 46 Counties, who shall be permitted to perform any work done by a journeyman carpenter. The term of apprenticeship shall not exceed a period of four (4) years. It shall be a contractual obligation of contractors party to this Agreement, to re-employ apprentices laid off due to lack of work before employing new apprentices.

An individual employer shall employ apprentices only in accordance with the provisions of this Agreement and the applicable rules and regulations of the Carpenters Training Committee and the Apprenticeship Standards.

An individual employer who is entitled to employ apprentices may employ not more than one (1) apprentice for the first two (2) journeymen regularly employed by him/her and not more than one (1) additional apprentice for each three (3) additional journeymen employed by him/her. The first apprentice may not be employed until at least two (2) journeymen are regularly employed by the individual employer. Any individual employer employing five (5) journeymen shall, while employing five (5) journeymen, also employ at least one (1) apprentice. For each additional five (5) journeymen then in his/her employ, he/she shall employ at least one (1) additional apprentice.

FOREMAN: Should the individual employer determine to use any foremen, they shall be paid ten percent (10%) above the appropriate journeyman’s wage rate. The individual employer shall have the right to determine, in his/her sole and unlimited discretion, the need for any number of foremen. There shall be a minimum of one (1) foreman for each permanent shop maintained by specialty contractors and/or prime contractors hiring more than three (3) journeymen carpenters.

GENERAL FOREMAN: The rate for general foremen shall be twenty percent (20%) above the straight time rate for foremen. Whether an employee shall be designated general foreman, the person who shall be so designated and the specific assignment for such person shall be within the sole and exclusive judgment of the individual employer and such determination to appoint a general foreman, or not to do so, shall not be subject to the Grievance Procedure (Section 51) of this Agreement.

No person shall be employed in work covered by this Agreement at piece rates or under any system of bonus pay. Excessive amounts paid as hourly wages or under the guise of "travel pay" or "subsistence," where not required or permitted by this Agreement, shall be prima facie evidence of a violation of this Agreement. The foregoing shall not apply to an annual bonus paid to Supervisors.

SECTION 40
HEALTH AND WELFARE

Each individual employer covered by this Agreement shall contribute to the Carpenters Health and Welfare Trust Fund for California, the amount listed in Section 39 (Wage Rates) for each hour paid for or worked, whichever is greater, by each employee covered by this Agreement for the purpose of providing Health and Welfare benefits for such employees.

Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated March 4, 1953, as such has been or may from time to time be amended or supplemented.

There shall be no duplicating contribution with respect to any employee or the work of any employee.

Individual employer contributions for a foreman and general foreman covered by this Agreement shall be based upon the hourly contribution rate in effect for journeymen in the particular jurisdiction where they are employed. For purposes of interpreting and applying this section, such Trust Fund contributions shall not be considered as compensation.

The total number of hours worked by each employee in each month, for which contributions are made to this Trust Fund, shall be reported by the individual employer to this Trust Fund.

SECTION 41
PENSION PLAN

Each individual employer covered by this Agreement shall contribute to the Carpenters Pension Trust Fund for Northern California the amount listed in Section 39 (Wage Rates) for each hour paid for or worked, whichever is greater, by each employee covered by this Agreement, for the purpose of providing Pension benefits for such employees. Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated August 19, 1958, as such has been or may from time to time be amended or supplemented. The Union and the Employer agree that this plan is a Defined Benefit Plan.

There shall be no duplicating contribution with respect to any employee or the work of any employee.

Individual employer contributions for a foreman and general foreman covered by this Agreement shall be based upon the hourly contribution rate in effect for journeymen in the particular jurisdiction where they are employed. For purposes of interpreting and applying this section, such Trust Fund contributions shall not be considered as compensation.

The total number of hours worked by each employee in each work month, for which contributions are made to this Trust Fund, shall be reported by the individual employer to this Trust Fund.

SECTION 42
ANNUITY PLAN

Each individual employer covered by this Agreement shall contribute to the Carpenters Annuity Trust Fund for Northern California the amount listed in Section 39 (Wage Rates) for each hour paid for or worked, whichever is greater, by each employee covered by this Agreement, for the purpose of providing Annuity benefits for such employees. Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated August 1, 1981, as such has been or may from time to time be amended or supplemented. The Union and the Employer agree that this Plan is and has been a Defined Contribution Plan.

There shall be no duplicating contribution with respect to any employee or the work of any employee.

Individual employer contributions for a foreman and general foreman covered by this Agreement shall be based upon the hourly contribution rate in effect for journeymen in the particular jurisdiction where they are employed. For purposes of interpreting and applying this section, such Trust Fund contributions shall not be considered as compensation.

The total number of hours worked by each employee in each work month, for which contributions are made to this Trust Fund, shall be reported by the individual employer to this Trust Fund.

SECTION 42-A
401(K) PLAN

Each individual employer covered by this Agreement shall contribute in a timely manner, compliant with Federal Law, to the Northern California Carpenters 401(k) Trust Fund, on behalf of each employee covered by this Agreement who has voluntarily elected to participate in the 401(k) Plan the amount specified on an Enrollment/Contribution Change form filed by the employee with his/her individual employer not to exceed the Internal Revenue Code Section 402(g) limit. The contribution amounts, which are voluntarily deferred from wages, and the frequency of change of the deferral will be governed by the various Plan documents of the Northern California Carpenters 401(k) Trust Fund.

Only those employees covered by this Agreement that are eligible to receive Annuity Fund contributions are eligible to participate in the 401(k) Plan. Owners, partners and superintendents covered by Section 46 of this Agreement are eligible to participate in the 401(k) Plan provided those individuals are current participants in the Annuity Plan and provided that Annuity contributions are remitted for all corresponding periods in which 401(k) contributions are made on behalf of the Owner, partner, or superintendent.

Each contributing individual employer agrees to be bound to that certain Trust Agreement establishing the Fund dated August 1, 2008, as such has been or may from time to time be amended or supplemented. The Union and the Employer agree that this Plan is and has been a Defined Contribution Plan.

SECTION 43
VACATION, HOLIDAY AND SICK LEAVE PLAN

Each individual employer covered by this Agreement shall contribute to the Carpenters Vacation, Holiday and Sick Leave Trust Fund for Northern California the amount listed in Section 39 (Wage Rates) for each hour paid for or worked, whichever is greater, by each employee covered by this Agreement, for the purpose of providing Vacation, Holiday and Sick Leave benefits for such employees. Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated May 1, 1972, as such has been or may from time to time be amended or supplemented.

There shall be no duplicating contribution with respect to any employee or the work of any employee.

Individual employer contributions for a foreman and general foreman covered by this Agreement shall be based upon the hourly contribution rate in effect for journeymen in the particular jurisdiction where they are employed. For purposes of interpreting and applying this section, such Trust Fund contribution shall be considered as compensation.

The total number of hours worked by each employee in each work month, for which contributions are made to this Trust Fund, shall be reported by the individual employer to this Trust Fund.

The parties agree that up to a maximum of $100,000 in any one calendar year shall be provided to insure employer contributions to the Vacation, Holiday and Sick Leave Fund, which after all practical legal and administrative means of collection available to the Fund and the Union have been exhausted, have been declared uncollectible by the Joint Delinquency Committee of the Northern California Carpenter Trust Funds. Of this amount, up to $50,000 shall be provided by the Union; and up to $50,000 shall be provided by the Construction Industry Advancement Fund and the California Construction Advancement Program, in proportion to the amount of contributions received in the calendar year by such Fund and Program, respectively.
This Agreement ("Agreement") shall waive any and all provisions of the Healthy Workplaces Healthy Families Act of 2014, San Francisco Paid Sick Leave Ordinance, San Francisco Administrative Code Section 12W, the City of Emeryville Ordinance No. 15-004, Municipal Code Title 5, Chapter 37, City of Oakland Measure FF and Municipal Code Section 5.92.030, and the City of Berkeley Paid Sick Leave Ordinance, adding Municipal Code Chapter 13.100, and shall supersede and be considered to have fulfilled all requirements of said Ordinances/Codes as presently written and/or amended during the life of this Agreement.

In addition, to the fullest extent permitted by law, this waiver shall apply to any other federal, state, city, county, or other local ordinance requiring mandatory paid sick leave that is currently in effect or may be adopted during the term of this Agreement.

If any federal, state, city, county or other local ordinance requiring mandatory compensated time off other than Paid Sick Leave is enacted during the term of this Agreement, then the Union and the Employer agree to meet and confer within thirty (30) business days.

This Agreement shall waive the San Francisco Paid Parental Leave Ordinance, San Francisco Police Code Article 33H (Section 3300H.1 through 3300H.14), the San Francisco Family Friendly Workplace Ordinance, the Berkeley Family Friendly and Environment Friendly Workplace Ordinance (Berkeley Municipal Code, Chapter 13.101) and the City of San Jose's Opportunity to Work Ordinance.

In addition, this waiver shall apply to any other federal, state, city, county or other local laws or ordinances containing requirements to allow paid parental leave similar to those requirements found in the San Francisco Paid Parental Leave Ordinance, laws or ordinances containing requirements to allow employees to request flexible or predictable working arrangements similar to those found in the Berkeley Family Friendly and Environment Friendly Workplace Ordinance and laws or ordinances containing requirements to offer additional work hours to part time employees before hiring new employees similar to those found in the San Jose Opportunity to Work Ordinance that is currently in effect or may be adopted during the term of this Agreement. Any disputes concerning the validity of these waivers shall be subject solely and exclusively to the grievance procedures set forth in this Agreement.

SECTION 43-A
WORK FEE

It is agreed that upon written authorization, provided by the Union, as required by law, the amount designated below shall be deducted from the Vacation, Holiday and Sick Leave benefit of each worker and remitted directly to the Union, or the appropriate Local Union or the NCCRC of the Union, as the Union may from time to time direct. The amount of the deduction shall be specified on a statement transmitted to the worker. Such remittance shall be made to the Union not less than twelve (12) times per year.

Effective July 1, 2006, the amount to be paid by the 46 Counties Work Fee option, in connection with the Vacation, Holiday and Sick Leave contribution shall be an amount equal to two and one-half percent (2.5%) of the total hourly wage-fringe benefit package of the highest carpenter journeyman classification as defined in Area 1 in this Agreement (excluding Industry Promotion, Contract Administration, and Construction Industry Advancement Fund contributions) in effect on July 1, 2006 or to be in effect July 1, of each succeeding year, to be effective July 1, of such succeeding year, plus five cents ($.05).

The amounts referred to herein shall be remitted by the individual employer as follows:

1. The individual employer shall include such amount in the single check mailed with his/her combined employer report of contributions to the Depository Bank for the Northern California Carpenter Trust Funds.

2. In such report the individual employer shall designate the Depository Bank as his/her or its agent to receive written dues authorizations from employees covered by this Agreement pursuant to Section 302 (c) (4) of the Labor-Management Relations Act, as amended, and any revocation of such authorizations, and shall direct the Bank (a) to deposit the monies reported under the column headed Work Fee (Column B) in a special account, (b) to transfer monthly from such account

the monies paid with respect to the work of each employee who has on file with the Bank an unrevoked dues authorization in a form complying with law to the account of the Union as Work Fee and (c) to transfer the remaining monies in said account to the Carpenters Vacation, Holiday and Sick Leave Trust Fund for Northern California for credit to the Vacation, Holiday and Sick Leave accounts of the other employees. Any delinquency in the payment of such amount shall be subject to the same liquidated damage, interest and other delinquency provisions applicable to contributions to the Northern California Carpenter Trust Funds.

It is the intent and purpose of the parties to comply fully with all laws, rules and regulations applicable to the Work Fee provided by this Section. If any provision of this Section, or any procedure in the implementation or administration of this Section, is determined to violate any such law, rule or regulation, the parties will promptly enter into lawful negotiations to correct such violation.

The Union shall exonerate, reimburse and save harmless the Employer, each individual employer, the Bank or other depository designated pursuant to this Section, and the Carpenter Funds Administrative Office of Northern California, Inc., and their respective officers, directors, agents, and employees, individually and collectively, against any and all liabilities and reasonable expenses arising out of the payment, receipt or a distribution of the amounts listed in Section 39 (Wage Rates) for Work Fee.

SECTION 43-B
VACATION, HOLIDAY AND SICK LEAVE ADMINISTRATIVE FEE

Each individual employer covered by this Agreement shall contribute to the Carpenters Vacation, Holiday and Sick Leave Trust Fund for Northern California the amount listed in Section 39 (Wage Rates) as a Vacation, Holiday and Sick Leave Trust Administrative Fee for each hour paid for or worked, whichever is greater, by each employee covered by this Agreement, to defray administrative costs and/or for such other purposes as deemed by the Trustees of the Vacation, Holiday and Sick Leave Trust Fund for Northern California. Such Vacation, Holiday and Sick Leave Trust Administrative Fees shall not be taxable to the employee.

SECTION 44
CARPENTERS TRAINING TRUST FOR NORTHERN CALIFORNIA

Each individual employer covered by this Agreement shall contribute to the Carpenters Training Trust for Northern California the amount listed in Section 39 (Wage Rates) for each hour worked by each employee covered by this Agreement for the purpose of providing training and education benefits for such employees.

Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated March 4, 1963, as such has been or may from time to time be amended or supplemented.

There shall be no duplicating contributions with respect to any employee or the work of any employee.

SECTION 45
CONTRACT ADMINISTRATION, CALIFORNIA BUILDERS ADVANCEMENT PROGRAM, CALIFORNIA CONSTRUCTION ADVANCEMENT PROGRAM, BUILDERS INDUSTRY PROMOTION TRUST AND THE BUILDING INDUSTRY TRUST

A total contribution of fourteen cents ($.14) per hour for each hour worked or paid for shall be paid to the California Builders Advancement Program, the California Construction Advancement Program, the Builders Industry Promotion Trust Fund, the Carpenter Employers Contract Administration Trust Fund, and the Building Industry Trust as follows:

California Construction Advancement Program - Each signatory individual memorandum employer shall contribute the sum of one cent ($.01) per hour worked or paid for to the California Construction Advancement Program which is established for the purpose of protecting, improving and advancing the interests and welfare of the construction industry and its individual employers and employees. The individual employer hereby adopts and agrees to be bound by the terms of the certain Trust Agreement creating the California Construction Advancement Program dated September 12, 1974, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determinations of the Trustees of said Trust.

California Builders Advancement Program - Each signatory employer shall contribute the sum of one cent ($.01) per hour worked or paid for to the California Builders Advancement Program which shall be established for the purpose of protecting, improving and advancing the interests and welfare of the unionized building construction industry and its individual employers and employees. Each signatory employer who is a member of the Construction Employers' Association (CEA) or any other association which may so designate, shall contribute the sum of three cents ($.03) per hour worked or paid for to the California Builders Advancement Program. The individual employer hereby adopts and agrees to be bound by the terms of the Trust Agreement creating the California Builders Advancement Program, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determinations of the Trustees of said Trust.

Builders Industry Promotion Trust Fund - Each signatory employer shall contribute the sum of three cents ($.03) per hour worked or paid for to the Builders Industry Promotion Trust Fund which is established for the purpose of protecting, improving and advancing the interests and welfare of the building construction industry and its individual employers and employees. The individual employer hereby adopts and agrees to be bound by the terms of the certain Trust Agreement creating the Builders Industry Promotion Trust Fund dated January 1, 1992, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determinations of the Trustees of said Trust.

Building Industry Trust– Each signatory individual memorandum employer shall contribute the sum of two cents ($.02) per hour worked or paid for to the Building Industry Trust which shall be established for the purpose of protecting, improving and advancing the interests and welfare of the unionized building construction industry and its individual employers and employees as provided for in the Labor Management Cooperation Act of 1978 and Section 302 (c) (9) of the Labor Management Relations Act, as amended (29 U.S.C. 186 (c) (9)). Each signatory employer who is a member of the Construction Employers' Association (CEA) or any other association which may so designate, shall contribute the sum of one cent ($.01) per hour worked or paid for to the Building Industry Trust. The individual employer hereby adopts and agrees to be bound by the terms of the Trust Agreement creating the Building Industry Trust, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determinations of the Trustees of said Trust.

Carpenter Employers Contract Administration Trust Fund - Each signatory employer shall contribute the sum of seven cents ($.07) per hour worked or paid for to the Carpenter Employers Contract Administration Trust Fund which is established for the purpose of administering the collective bargaining agreement through the grievance procedure or otherwise on behalf of all individual employers signatory to this Agreement. At the discretion of the Trustees of said Trust, contributions to the Carpenter Employers Contract Administration Trust Fund may be increased up to an additional two cents ($.02) per hour during the term of this Agreement. Such increase or increases are to be effective on such dates as determined by the Trustees. The individual employer hereby adopts and agrees to be bound by the terms of the certain Trust Agreement creating the Carpenter Employers Contract Administration Trust Fund dated January 1, 1986, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determinations of the Trustees of said Trust.

All contributions and payments required pursuant to this Section or pursuant to the Trusts created hereunder shall not be deemed wages due to the employees with respect to whose work such contributions and payments are made.

NOTE: The amount of contributions is subject to further negotiation between the parties, provided, however, that the total amount referred to in this Section will not be increased but may be subject to redistribution by agreement of the parties.

SECTION 45-A
CARPENTERS WORK PRESERVATION COMMITTEE TRUST

Effective July 1, 2013, each signatory employer shall contribute the sum of five cents ($.05) per hour for each hour worked or paid for to the Carpenters Work Preservation Committee Trust Fund. Each individual employer hereby adopts and agrees to be bound by the terms of the certain Trust Agreement creating the Carpenters Work Preservation Committee dated January 1, 1986, as such might be amended from time to time pursuant to the terms thereof, and further agrees to observe and be bound by the actions and determination of the trustees of said Trust. At the discretion of the trustees of said Trust, contributions for the Carpenters Work Preservation Committee Trust Fund may be increased up to an additional three cents ($.03) per hour during

the term of this Agreement. Such increase or increases are to be effective on such dates as determined by the Trustees.

The Carpenters Work Preservation Committee Trust is established for the purpose of administering the Carpenters Work Preservation Committee as referred to in Section 2-A of this Agreement.

The Carpenters Work Preservation Committee Trust has been created as a tax qualified jointly trusteed trust fund, the purposes of which are to perform the work preservation functions and those functions permitted pursuant to the Labor Management Cooperation Act of 1978 (29 U.S.C. 175 et seq.) and Section 302 (c) (9) of the Labor Management Relations Act, as amended (29 U.S.C. 186 (c) (9)).

It is further agreed that any funds contributed to such fund or funds created for the purposes set forth herein shall not be used for any membership solicitation by any contributor or participant to the Trust Agreement or Trust Agreements or Corporate Articles and Bylaws formed shall be accessible to any signatory employer or employers without regard to membership or non-membership in any employer association which may be signatory to an agreement requiring contributions to the fund or funds created pursuant to this Agreement.

All contributions and payments required pursuant to this Section or pursuant to the Trusts created hereunder shall not be deemed wages due to the employees with respect to whose work such contributions and payments are made.

SECTION 45-B
CARPENTERS INTERNATIONAL TRAINING FUND

Each signatory employer shall contribute to the Carpenters International Training Fund the amount listed in Section 39 (Wage Rates) for each hour worked by each employee covered by this Agreement. Each individual employer agrees to be bound by the Agreement and Declaration of Trust for the Carpenters International Training Fund dated March 1, 2015, as it exists and as it may be amended or restated and to such rules, regulations and other governing documents adopted pursuant to such Trust.

SECTION 46
CONTRIBUTIONS FOR SUPERINTENDENTS

A. The Union and the Employer agree that when an employee is working in a supervisory position above the rank of foreman or general foreman (where it appears in this Agreement), the individual employer may, on an employee by employee basis, make payments with respect to the employee's work into the Carpenters Health and Welfare Trust Fund for California on the basis of 145 hours per month, regardless of the number of hours worked by any such employee in a month. If Health and Welfare payments are so remitted by the individual employer then payments shall also be required into the Carpenters Pension Trust Fund for Northern California on the basis of either a minimum of 145 hours per month regardless of the number of hours worked by any such employee in a month, or on the basis of actual hours worked if greater than 145, but not less than

145 hours per month in accordance with the schedules set forth in the Master Agreement; provided, however, the individual employer having made one (1) such payment on an employee shall continue to make such payments so long as the employee is in his/her employ. In the event that such employee remains affiliated with the individual employer in any capacity and the individual employer ceases to report or pay in full for Health and Welfare and Pension for that individual, the individual's Health and Welfare eligibility and any accrued hour bank shall immediately be forfeited. Furthermore, the parties agree that if in a given work month any delinquent contributions are due on behalf of any individual reported by the individual employer, or for whom contributions are required to be made, no hours for employees working in a supervisory position above the rank of foreman or general foreman shall be credited towards Health and Welfare and/or Pension benefits provided in this Agreement until the delinquency for that work month is resolved. Additionally, no eligibility for such supervisory employees shall be granted from an hour bank while an unresolved delinquency exists.

B. The Union and the Employer agree that the individual employers covered by this Master Agreement may make payments into the Carpenters Health and Welfare Trust Fund for California, and the Carpenters Pension Trust Fund for Northern California in the same manner as provided in Section 46 A on behalf of owners or partners, provided that such individual is performing work within the 46 Northern California Counties area and that, if not an owner or partner would be working as a covered employee under the terms of this Master Agreement and provided further that the individual employer, having made one (1) payment with respect to the work of such an individual, shall continue to make such payments monthly so long as the individual remains affiliated in any active capacity with the individual employer within the 46 Northern California Counties area. In the event that an owner or prior owner, partner or prior partner remains affiliated with the individual employer in any capacity and the individual employer ceases to report Health and Welfare and Pension for that individual, the individual's Health and Welfare eligibility and accrued hour bank shall immediately be forfeited. Furthermore, the parties agree that if any delinquent contributions for any work month are due on behalf of any individual reported by the individual employer, or any individual for whom contributions are required to be made, no hours for owners or partners shall be credited towards any of the benefits provided in this Agreement until the delinquency is resolved. Additionally, no eligibility for such owner or partner shall be granted from an hour bank while an unresolved delinquency exists. Such individual shall be deemed an employee covered by this Agreement solely for the purpose of participating in said Trust Funds and shall have no other rights or privileges under this Agreement as an employee.

C. The Union and the Employer agree that when an owner or partner, or an employee who is working in a supervisory position above the rank of foreman or general foreman (where it appears in this Agreement), who is appropriately reported and for whom Health and Welfare and Pension contributions are made in accordance with Section 46 A or Section 46 B, the individual employer may also make payments with respect to the owner, partner, or supervisory employee's work into the Carpenters Annuity Trust Fund for Northern California established by this Agreement and/or post tax deductions from wages to the Carpenters Vacation, Holiday and Sick Leave Trust Fund for Northern California established by this Agreement on the basis of either actual hours worked, or on the basis

of 145 hours per month regardless of the number of hours actually worked, in accordance with the schedules set forth in this Agreement; provided, however, the individual employer having made one (1) payment on any such individual shall continue to make such payments so long as the individual remains affiliated with the individual employer in an active capacity. The parties further agree that if any delinquent contributions are due on behalf of any individual reported by the individual employer, or for whom contributions are required to be made, no hours for individuals reported under this Section 46 C shall be credited towards either Annuity or Vacation, Holiday and Sick Leave benefits provided in this Agreement until the delinquency for that work month is resolved.

D. The Union and the Employer agree that no hours reported under Section 46 shall be used to qualify for any disability benefits, credit, or extension provided by any of the Carpenter Benefit Funds established by this Agreement.

E. The Union and the Employer agree that if an individual employer previously reported an owner, partner, or supervisory employee per this Section and then ceases reporting on behalf of any such individual, that owner, partner, or supervisory employee's hour bank will be cancelled and the individual employer shall not be allowed to report said individual again. However, the individual employer may reinstate an individual by either retroactively contributing required contributions for twelve (12) months from the current month, or if the failure to report lasted for a period less than twelve (12) months, retroactively paying required contributions to fill in any gap between the current month and the last month for which hours were reported on behalf of the individual. If after one such gap is repaired, the individual employer again fails to report and remit required payments in accordance with this Section, no additional repairs shall be allowed unless specifically approved by the Board of Trustees of the Health and Welfare and Pension Funds.

F. The Union and Employer agree that in the event that an individual employer either reports, or attempts to report, and/or contribute on behalf of any individual not specifically covered by this Agreement, all contributions so remitted shall be forfeited and any benefit eligibility accrued to such an individual shall immediately be terminated. Furthermore, if any benefits created by this Agreement are paid to, or on behalf of such individual, by any of the Benefit Funds created by this Agreement, the individual employer shall be required to reimburse the Benefit Funds for such payments. Additionally, if such ineligible individual is so reported, the individual employer shall forfeit access to Section 46 of this Agreement for all owners, partners, and supervisory employees.

SECTION 47
BASIS FOR CONTRIBUTIONS

Payment of contributions for benefits as provided in Sections 40, 41, 42, 43, 43-A, 44, 45, 45-A and 45-B shall be based upon all hours for which an employee has received payment; provided, however, that contributions shall not become compounded by overtime and all overtime hours for purposes of fringe benefit contributions shall be considered straight time hours.

In order to provide for benefits to employees without disruption during periods of contract negotiations and to assure an orderly means of collecting Trust Fund contributions during such periods, each signatory employer agrees that he/she or it shall be obligated to contribute to each and every Trust Fund referred to in this Agreement for any period following their termination date of this Agreement unless and until a lawful impasse occurs or until a successor Agreement is negotiated. Each signatory employer further agrees that any or all said Trust Funds may enforce this obligation by action to collect such delinquent contributions filed in any court of competent jurisdiction.

SECTION 48
SUBSISTENCE

All subsistence shall be governed by the provisions of Appendix A of this Agreement.

SECTION 49
HIRING

1. The NCCRC shall establish and maintain open and nondiscriminatory employment lists for the use of workers desiring employment on work covered by this Agreement and such workers shall be entitled to use such lists.

2. The individual employer shall first call upon the appropriate Local Union of the NCCRC having work and area jurisdiction for such workers as he/she or it may from time to time need, and such Local Union shall furnish the individual employer the required number of qualified and competent workers and skilled mechanics of the classifications needed by the individual employer in accordance with the provisions of this Section.

3. It shall be the responsibility of the individual employer when ordering workers, to give the appropriate Local Union all pertinent information regarding the workers' employment.

4. The Local Union will furnish in accordance with the request of the individual employer such workers of the classifications needed from among those entered on said lists to the individual employer by use of written referral in the following order of preference and the selection of workers for referral to jobs shall be on a nondiscriminatory basis:

    (a) Workers specifically requested by name who have been laid off or terminated as journeymen carpenters in the geographic area of the Local Union or the NCCRC, as the case may be, within three (3) years before such request by a requesting individual employer or a joint venture of which one (1) or more members is a former employer now desiring to re-employ the same workers, provided they have maintained continuous union membership during the period since previous employment with the requesting employer and are available for employment. This provision shall also apply to individual employers wishing to rehire employees of a joint venture of which the individual employer was a member.

There shall be no restriction on the mobility of workers employed by individual employers in the 46 Northern California Counties.

(b) For those classifications for which the Carpenters Training Committee offers journeymen certifications, such workers whose names are entered on said lists, who are certified and who are available for employment.

(c) When an employer is required to satisfy the "skilled and trained workforce" minimum apprenticeship program graduation requirements set forth in Public Contract Code Section 2600 et seq. or similar statutes, such workers whose names are entered on such lists, who meet the apprenticeship program graduation requirements of said statutes, and who are available for employment.

(d) Workers who within the five (5) years immediately preceding the individual employer's order for workers, have performed work of the type covered by this Agreement within the geographic area of this Agreement, provided such workers are available for employment.

(e) Workers whose names are entered on said lists and who are available for employment.

5. When ordering workers of the skills required, the individual employer will give notice to the appropriate Local Union if possible not later than 2:30 P.M. of the day prior (Monday through Friday) or, in any event, not less than seventeen (17) hours, if possible, before the required reporting time and in the event that forty-eight (48) hours after such notice (Saturdays, Sundays and recognized holidays excluded), the Local Union shall not furnish such workers, the individual employer may procure workers from any source or sources. If workers are so employed, the individual employer shall promptly report to the appropriate Local Union having work and area jurisdiction, each such worker by name. In emergency cases workers may be dispatched other than at such dispatching times.

6. Subject to the foregoing, the individual employer shall have complete freedom of selectivity in hiring and the individual employer retains the right to reject any job applicant referred by the Union for any reason. The individual employer may discharge any employee for just cause as defined in Section 30 (Show up Time, Termination Pay and Discharge); provided, there shall be no discrimination on the part of the individual employer against any employee for activities on behalf of or representation of the Union not interfering with the proper performance of his/her duties.

7. It is agreed that, notwithstanding the provisions of this section, the first Foreman and up to twenty-five percent (25%) of the employees employed to perform work covered by this Agreement on any project may be employees designated by the individual employer.

Furthermore, an additional twenty-five percent (25%) of the employees employed to perform work covered by this Agreement on any project may be selected by the individual employer from workers who are registered on the Ready to Work list and who are members of the Local Union having jurisdiction over the job or project at any

location in the 46 Northern California Counties and/or are workers who are qualified or meet the requirements of any mandated local hiring ordinance.

It is further agreed that, notwithstanding the provisions of this subsection, up to fifty percent (50%) of the employees employed to perform work covered by this Agreement on any residential project may be employees designated by the individual employer.

In all cases such employees shall be subject to the provisions of Section 12, (Union Security), and must be properly registered on the appropriate Local Union work list before being dispatched.

The ratio of twenty-five percent (25%) and fifty percent (50%) to other employees shall not be increased during any time with respect to the job. Whenever employees are laid off, the ratio cannot be increased.

8. Available for employment shall mean:

   (a) All individuals seeking employment under Subsection 1 of this section above shall comply with NCCRC policy regarding regularly established roll call time.

   (b) All individuals eligible for referral shall abide by the NCCRC Hiring Hall Policies and Procedures.

9. Dispatching hours shall be determined by the NCCRC Hiring Hall Policies and Procedures.

10. Each individual, upon being referred, shall receive a referral slip to be transmitted to the individual employer representative at the jobsite, indicating his/her name, address, last four digits of the social security number, type of job, date of proposed employment and date of referral. If requested by the individual employer, the referral slip shall be transmitted via facsimile or electronically to the individual employer representative at the jobsite.

11. To ensure the maintenance of a current Ready to Work list, all individuals shall abide by the NCCRC Hiring Hall Policies and Procedures.

12. Individuals shall be eliminated from the Ready to Work list for the following reasons:

   (a) Dispatched to the job – except that any individual who is rejected by the individual employer or who has received no more than the equivalent of forty (40) hours straight time pay shall retain his/her position on said list.

   (b) Failing to accept suitable employment two (2) times during the current week at the time of dispatch. Employment which cannot be reached by an individual because of lack of transportation shall not be deemed suitable as to such individual.

(c) Unavailable for employment during the current week.

(d) Any individual dispatched to a job who fails to report for work or voluntarily terminates prior to receiving the equivalent of forty (40) hours pay shall be placed at the bottom of the list, provided he or she re-registers.

13. The Local Union shall place at the end of the journeyman Ready to Work list any person on the list who demonstrates a lack of journeyman skills, qualifications, or work ethic. A person's lack of skills, qualifications, or work ethic shall be based on the following: at least three (3) different individual employers have documented in writing within a nine (9) month period the person's lack of skills, qualifications or work ethic.

A person placed at the end of the Ready to Work list shall be referred to the Carpenters Training Committee for testing and evaluation. If the Training Committee determines that the person has the skills and qualifications of a journeyman carpenter, such person shall be reinstated to his/her place on the Ready to Work list. If the Training Committee determines that the person does not have the required skills and qualifications of a journeyman, the Training Committee shall prescribe a course of training and the person shall remain where they were placed on the Ready to Work list.

Once a person receives three (3) letters, the person shall not be able to select any classification on the list for which he/she has received a letter, until he/she is evaluated by the Training Committee. Written notification shall be presented to the journeyman at the time of termination and a copy shall be sent to the Union.

After evaluation, the person shall not be able to select any classification on the list for which he/she has been determined to lack the required skills and qualifications until he/she successfully completes the course of training prescribed by the Training Committee.

14. No individual who is rejected by the individual employer shall be referred to such individual employer with respect to the same request pursuant to which he/she was initially referred.

15. The Local Unions shall post in places where notices to applicants for employment with the individual employer are customarily posted, all provisions relating to the functions of the hiring arrangements, including the provisions set forth in this Section, and each individual employer shall similarly post in places where notices to employees and applicants for employment are customarily posted, a notice of the hiring arrangements, including the provisions set forth in this Section.

16. Selection of applicants for referral to jobs pursuant to this Agreement shall be on a nondiscriminatory basis and shall not be based on, or in any way affected by, union membership, bylaws, rules, regulations, constitutional provisions or any other aspect or obligation of Union membership, policies or requirements, provided that the provisions hereof shall not modify or qualify the requirements of Section 12 (Union Security) of this Agreement.

Any person, including an individual employer aggrieved by the operation of the hiring hall provisions of this Section, has the right to submit his/her grievance to the permanent hiring hall neutral arbitrator who shall be Robert Hirsch or his/her successor, provided such submission is made in writing, stating the reasons for the grievance, within ten (10) work days after occurrence of the grievance. The neutral hiring hall arbitrator shall have full power to adjust the grievance and his/her decision thereon shall be final and binding upon the person submitting the grievance and all parties hereto. Forms for the submission of any such grievance shall be available at all times in the office of each Local Union or the NCCRC. Notices required by this subsection shall be mailed or delivered to Robert Hirsch, P.O. Box 170428, San Francisco, CA 94117. The date of the postmark or the date of delivery of the grievance, whichever is later, shall stop the running of the ten (10) day period. The costs of the arbitration should be borne equally by the Employer and the Union regardless of which Local Union, NCCRC or individual employer is involved.

17. Any person dispatched in accordance with this Section by accepting such dispatch shall be deemed to have assigned to the Union his/her rights to collect unpaid wages or Trust Fund contributions.

18. The procedural rules for the operation of the NCCRC Hiring Hall shall be those Uniform Hiring Hall rules as established, amended or modified from time to time by the NCCRC pursuant to its Bylaws.

19. It is the intent of the parties through a labor-management committee to provide a journeyman certification process for the following skills: welding, concrete, scaffolding, lifts, doors and hardware, bridge building and metal framing.

SECTION 50
WORK PRESERVATION, CONTRACTING AND SUBCONTRACTING

1. The purpose of this Section is to preserve and protect the work opportunities that will be available to employees covered by this Agreement at the jobsite or job yard.

2. The terms and conditions of this Agreement, insofar as it affects the Employer and the individual employer, shall apply equally to any subcontractor of any tier under the control of, or working under oral or written contract with such individual employer on any work covered by this Agreement to be performed at the jobsite or job yard, and said subcontractor with respect to such work shall be considered as an individual employer covered by this Agreement.

3. If an individual employer shall subcontract work herein defined, the work will be subcontracted to a subcontractor signatory to the appropriate Agreement with the Union. Such subcontract shall state that such subcontractor is or agrees to become signatory to an appropriate Agreement with the Union and will comply with all the terms and provisions of said Agreement including the payments of wages, Trust Fund contributions and fringe benefit payments. A copy of the subcontract and signature shall be furnished to the Union upon request.

4. The term "subcontractor" means any person, corporation or other entity, other than an employee covered by this Agreement, who agrees, orally or in writing, to perform for, or on behalf of the individual employer, any part or portion of the work covered by this Agreement. The subcontractor shall be properly licensed as required by the California State Contractors License Law.

5. The individual employer will give written notice to the NCCRC and/or Millwrights Local 102, (see Appendix B, Section 15) as the case may be, of any subcontract involving the performance of work covered by this Agreement within five (5) days of entering such subcontract and/or prior to commencement of work by the subcontractor, unless such notice is prevented by emergency conditions, and shall specify the name and address of the subcontractor.

   5a. If thereafter the subcontractor becomes delinquent in the payment of any wages, Trust Fund contributions, or fringe benefit payments, then the NCCRC, Local Union or the Trust Fund office shall give prompt notice of the delinquency, confirmed in writing, to the individual employer and to the subcontractor. The notice shall specify the name and amounts, if known, of the delinquency.

   5b. Said notification by the NCCRC, Local Union or the Trust Fund office shall be provided within twenty (20) days of publication of the Delinquency list provided by the Trust Funds or if in the case of failure to pay wages five (5) days from the applicable pay day. If such notice is given, the individual employer shall pay and satisfy only the amount of any such delinquency by such subcontractor occurring within ninety (90) days prior to the receipt of said notice from the Union, and said individual employer may withhold the amount claimed to be delinquent out of the sums due and owing by the individual employer to such subcontractor.

   5c. Notwithstanding the provision set forth above, if the subcontractor is found in violation of the hiring provisions of this Agreement, pursuant to the provision of Section 51 (Grievance Procedure), and the Union is unable to collect from the subcontractor the damages determined to be owing for such violation, the individual employer shall then be liable for the payment of such damages. The total of this liability, as it would apply to the individual employer, shall be no more than five (5) days' violation or the total of the subcontractor's retention being held by the individual employer, whichever amount is greater.

6. If the individual employer fails to give written notice as required in this Section, he/she shall, until notice is received, assume liability for any violation of the terms and conditions of this Agreement at that particular jobsite or job yard, as may be determined by Section 51 (Grievance Procedure). If the subcontractor is signatory or otherwise bound to an Agreement with the Union, the individual employer shall be liable only for delinquencies as set forth in subsection 5a of this Section for work on that jobsite or job yard. If the subcontractor is not in compliance with this Agreement then the individual employer shall be liable for any violation of this Agreement on that jobsite or job yard.

7. If the Union or the NCCRC should make demand in writing for exercise of this Section, the individual employer will require that any subcontractor of the individual employer specified in the demand will, if he/she has not already done so, post a surety bond in an amount not to exceed $75,000.00 to cover payments of wages, Trust Fund contributions and fringe benefit payments specified in this Agreement. Failure of the individual employer to comply with this Section within two (2) days of demand will make the individual employer liable for the delinquencies of the subcontractor occurring on the individual employer's specific job. (The amount of the bonds specified in this subsection in no way affects the amounts specified for bonding purposes elsewhere in this Agreement.)

8. Notwithstanding any other provision of this Agreement or this Section, on any residential construction, all work covered by this Agreement shall be performed by the individual employer or prime carpentry contractor, and no such work shall be subcontracted to any other contractor except the installation of foundations, overhead garage doors, plastic sink tops, hardwood floors, roof and exterior wall shingles, traditional normal drywall, patio glass sliding doors, stairs, underlayment, base, acoustical ceilings, steel scaffolding, lathing and insulation. The individual employer or prime carpentry contractor shall provide all materials and the individual employer or prime carpentry contractor shall employ all employees covered by this Agreement who shall be shown on its payroll records except as provided herein. The remedies for default provided in this Section shall apply directly to the individual employer or prime carpentry contractor. The individual employer or prime carpentry contractor shall be responsible for and shall directly employ employees covered by this Agreement to perform all work in connection with the construction of all walls and roof framing, installation of all sub-flooring, all exterior sheathing, installation of all metal or wood sash, doors, installation of all trim, installation of all types of cabinets, wardrobes and sliding doors.

9. The individual employer has the primary obligation for performance of all conditions of this Agreement. This obligation cannot be relieved, evaded or diminished by subcontracting. Should the individual employer elect to subcontract, the individual employer shall continue to have such primary obligation. Said primary obligation shall be deemed conclusive evidence of the Union's majority status for the purpose of establishing the obligation of the individual employer to bargain collectively pursuant to Section 8(A) (5) of the National Labor Relations Act as amended with the Union upon expiration of this Agreement but for no other statute, rule, regulations or law.

10. The provisions of this Section may be enforced only through the grievance and arbitration provisions of this Agreement.

11. It is the intent of the parties to enforce the provisions of this Section only to the extent permitted by law.

12. Notwithstanding any provisions of this Agreement or any Memorandum Agreement to the contrary, the provisions of this Section shall not be enforced by strike action or any other form of job shutdown or work interference; provided, however, that the rights

provided in Section 51 (Grievance Procedure) of this Agreement are retained to enforce primary obligations of any individual employer.

13. Payment by cash or second or multiple checks or combination thereof and the payment of excessive premium rates, excessive travel time, or bonuses shall be prima facie evidence of an attempt to violate the provisions of this Section. The foregoing shall not apply to an annual bonus paid to supervisors.

14. No subcontract shall be in compliance with this Section if the effect of such subcontract is to diminish, eliminate or circumvent the payment of wages and fringe benefits to employees covered by this Agreement.

SECTION 51
GRIEVANCE PROCEDURE

Any dispute concerning any application or interpretations of this Agreement shall be subject to the following procedure:

1. In the event that a dispute arises on a job, it shall be first reported to the individual employer and/or the Field Representative of the appropriate Local Union or the NCCRC who shall then attempt to adjust said grievance or dispute at the jobsite level.

2. The grieving parties shall specify the date(s) of the alleged violation(s) and the provision(s) of the Agreement applicable to the dispute.

3. If said grievance or dispute is not satisfactorily adjusted by the appropriate Local Union or the NCCRC or otherwise authorized Union Representative and the individual employer or his/her representative within three (3) days after submission to the individual employer, the matter may be submitted by either party to a permanent Board of Adjustment created for the settlement of such disputes.

4. The Board of Adjustment shall be composed of one (1) member named by the Union, one (1) member named by the Association and an Impartial Arbitrator. The parties shall select an alternate to the permanent neutral Arbitrator who shall serve only in the event the permanent neutral Arbitrator is unable to serve. At any point in the proceedings should the panel be unable to reach a majority vote the Arbitrator shall participate and his/her decision shall be final and binding.

5. In addition to any rule or procedure which the panel may adopt, the Board of Adjustment shall be governed by the following provisions:

   (a) No briefs shall be submitted nor a transcript made of the hearing except by mutual agreement of the parties or by direction of the Arbitrator. Any transcript ordered by any party shall be at the expense of the party ordering the transcript.

   (b) In the case of deadlock, the Arbitrator shall render his/her decision upon the conclusion of the case at the Board of Adjustment hearing, unless the time is

extended by mutual agreement of the parties or at the request of the Arbitrator. The Arbitrator shall not render an expanded opinion in any case unless requested by the parties.

(c) The parties shall select and utilize a permanent Impartial Arbitrator who is willing to abide by the procedures set forth herein. By agreement of both parties, the Impartial Arbitrator may be changed or replaced.

(d) The Board of Adjustment or the Arbitrator may fashion an appropriate remedy to resolve the issue including, but not limited to, back pay, money damages, injunctive relief, audit, payment of wages and fringe benefits to persons damaged by the contract violations, interest or attorneys' fees.

(e) Any grievance involving an individual employer not a member of any of the signatory associations shall be submitted directly to the Arbitrator unless the individual employer agrees to submit the matter to the Board of Adjustment.

6. Disputes arising out of work assignment, which are governed by Section 16 (Jurisdictional Disputes) will not be heard at these panels.

7. The Board of Adjustment shall meet within forty-five (45) days on any item properly before the Board. Failure of either party to meet or to participate shall cause the Board or Arbitrator to hear and decide the matter on a default basis.

8. Decisions of the Board of Adjustment or an Impartial Arbitrator shall be within the scope and terms of this Agreement and shall be final and binding upon all parties hereto.

9. In the event an individual employer fails to comply with any such decisions, the Union may withdraw employees or strike the individual employer, and such action shall not be a violation of this Agreement so long as such noncompliance continues, provided, however, that the Union may not enforce the provisions of Section 50 (Subcontracting) by economic action or picketing.

10. The expenses of the Joint Adjustment Board and the Impartial Arbitrator, including the cost of a court reporter, shall be borne equally by the parties hereto.

11. No proceeding hereunder based on any dispute, complaint or grievance herein provided for, shall be recognized unless the grievance procedure steps outlined above have been followed. The Arbitrator or Board may for good cause, accept a late submission, which shall then be decided by the Board of Adjustment.

12. The Board of Adjustment shall establish regular meeting dates and administer grievances filed in conjunction with this section as set forth in the rules and procedures, which may be amended from time to time by the parties.

13. A decision of the Board of Adjustment by majority vote, or the decision of a permanent Arbitrator shall be enforceable by a petition to confirm an arbitration award filed in the

Superior Court of the City and County of San Francisco, State of California, or the United States District Court for the Northern District of California. Any party who fails or refuses to comply with a decision of a Board of Adjustment or an award of the Arbitrator, as the case may be, shall be responsible for reasonable attorneys' fees for the filing and trial of any petition to confirm and enforce said decision or award in addition to all other remedies available through law, unless the petition is denied.

14. All hearings of the Board of Adjustment shall be in the City and County of San Francisco, and/or County of Alameda, unless mutually agreed to move to another location.

15. Other than matters concerning discharge, no proceedings mentioned hereinabove on any dispute, complaint or grievance shall be recognized unless called to the attention of the Employer and the Union within thirty (30) days after the last date the alleged violation was committed.

16. On all cases relating to discharge or discipline, employees must file their grievances with the Local Union or the NCCRC within three (3) working days after the imposition of the discharge or discipline. Thereafter, the Local Union or the NCCRC must file its grievance with the Board of Adjustment within four (4) working days after the employee files his/her grievance. The Board shall meet within seven (7) working days following submission of the grievance. The Board of Adjustment or Arbitrator shall be free to sustain the discharge or to find discipline other than discharge to be appropriate and may order reinstatement with full or partial back pay as he/she or it deems appropriate provided there shall be no discrimination on the part of the individual employer against any employee for activities on behalf of or representation of the Union not interfering with the proper performance of his/her duties.

17. If failure of a Board of Adjustment to meet within one week (7 working days) is due to the unavailability of the Union, the wage payment and Trust Fund contribution liability shall be limited to the above seven (7) working days. If the Employer or individual employer, or Arbitrator is unavailable to meet, the wage payment and Trust Fund contribution liability shall be continuing.

18. Any dispute concerning the interpretation or application of this Agreement shall be subject to the procedures set forth in paragraphs 1 to 17 of this Section. The following claims and claims for associated penalties, including claims for meal period and rest period violations governed by Section 22 (Work Day), shall be resolved exclusively through binding arbitration before an impartial arbitrator as set forth in this paragraph, and shall not be brought in a court of law or before any administrative agency such as the California Labor Commissioner: all claims arising under the Fair Labor Standards Act, the California Labor Code and the Industrial Welfare Commission Orders (e.g., Wage Order 16) and all derivative claims arising under California Business & Professions Code section 17200, et seq. for: unpaid wages (e.g., claims for hours worked off the clock, overtime wages, minimum wages, incorrect rate(s) of pay and travel time); heat illness recovery violations; waiting time penalties; reimbursement of expenses (e.g., tools, cell phone charges, mileage and subsistence); recordkeeping of personnel files, time records

and payroll records; and violation of Labor Code sections 212 and 226, and all similar claims arising under applicable local law.

It is mutually agreed that this Agreement prohibits any and all violations of the sections of the California Labor Code that are redressable pursuant to the Labor Code Private Attorneys General Act of 2004 ("PAGA"). In the event a grievance asserting PAGA violations arises, such claims shall be resolved exclusively through binding arbitration before an impartial arbitrator as set forth in this paragraph 18. This Agreement expressly waives the requirements of PAGA and authorizes the impartial arbitrator to award any and all remedies otherwise available under the California Labor Code, except the award of penalties under PAGA that would be payable to the Labor and Workforce Development Agency.

For rest period and meal period claims, the time limit for bringing such claims is the time limit for bringing grievances under this Section 51. For all other claims covered by this subsection 18, the intent of the parties is to use the shortest time limit permitted by applicable law, as determined by the impartial arbitrator. All substantive and procedural rights applicable to mandatory arbitration of employment claims shall be observed, (e.g., the right to more than minimal discovery, payment of costs by the Individual Employer, a written award, etc.). The impartial arbitrator shall manage all such claims with due regard for the rights of the employees and the inherent advantages of arbitration over court proceedings. The arbitrator shall be authorized to award any and all remedies otherwise available by law.

Statutory claims described above (other than meal period and rest period claims) shall be initiated by an aggrieved employee by written notice within the statute of limitations period to the Individual Employer with a copy provided to the Union. The Union will provide the aggrieved employee and Individual Employer with the permanent Arbitrator's contact information. Once a grievance is filed for a statutory claim(s) described above, the Union, the aggrieved employee and the Individual Employer shall meet within thirty (30) calendar days, or other time as mutually agreed upon, to discuss and attempt to resolve the grievance. Should the grievance not be satisfactorily resolved to the satisfaction of the aggrieved employee within the foregoing time frame, the aggrieved employee may proceed directly to arbitration under the procedures set forth in this paragraph 18.

Should the permanent Arbitrator designated by the Parties to this Agreement be unavailable or unacceptable to the Individual Employer or aggrieved employee, the aggrieved employee and Individual Employer shall request a panel of five (5) labor arbitrators from the Federal Mediation and Conciliation Service. The arbitrators shall be members of the National Academy of Arbitrators and located in Northern California. The aggrieved employee and Individual Employer will select an impartial arbitrator from the panel using an alternative striking method with the party making the first strike determined by the flip of a coin. The Individual Employer shall be responsible for paying the cost of arbitration, including the arbitrator's fee.

The impartial arbitrator shall have the authority to consolidate individual statutory claims for hearing but shall not have the authority to fashion a proceeding as a class, collective or representative action, except with respect to PAGA claims as provided in this paragraph 18, or to award relief to a group or class of employees in one grievance or arbitration proceeding. The impartial arbitrator shall have the authority to apply the applicable Federal, state or local law to the statutory claim(s), but shall be prohibited from interpreting this Agreement. A decision of the impartial arbitrator shall be final and binding upon the aggrieved employee and the Individual Employer.

If the impartial arbitrator determines that the resolution of a statutory claim requires an interpretation of this Agreement, the impartial arbitrator shall certify a question to the Union and Employer seeking an interpretation of the relevant Section(s) of this Agreement. The Union and the Employer shall provide a response to the certified question within fourteen (14) days of receipt from the impartial arbitrator. If the Union and the Employer cannot mutually agree upon the interpretation of the relevant Section(s) for the response to the certified question, the certified question shall be submitted to the Board of Adjustment and the permanent neutral Arbitrator (as that term is used in paragraph 4 above) for a decision under the procedures set forth in paragraphs 1 to 17 of this Section.

If a court of competent jurisdiction finds any term or clause in this subsection 18 to be invalid, unenforceable, or illegal, such a term or clause may be revised to the extent required according to the opinion of the court to render this subsection enforceable or valid so as to preserve the agreement and intent to the fullest possible extent.

This subsection shall apply to any representative PAGA claims, class and/or individual claims that arise or are pending during the term of the Parties' current collective bargaining agreement, regardless of when they were filed with any court or administrative agency.

IN WITNESS WHEREOF, the parties hereto have executed this document this _3rd__ day of __August___, 2022 in Oakland, California.

THE CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD, UNITED BROTHERHOOD OF CARPENTERS AND JOINERS OF AMERICA

On behalf of:

NORTHERN CALIFORNIA CARPENTERS REGIONAL COUNCIL
for Local Unions No.: 22, 34, 35, 46, 102, 152, 180, 217, 405, 505, 605, 701, 713, 751, 1109, 1599, 1789, 2236, 9068, 9083, 9109 and 9144.

By ___/s/ Jay Bradshaw_____ By __/s/ Chris Pedroza_____
Jay Bradshaw, Chairman Chris Pedroza, Executive Director

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA

By ___/s/ Blair Allison_____ By __/s/ Larry Nibbi_____
Blair Allison, President Larry Nibbi, Chairman
Carpenters Craft Committee

By ___/s/ Michael Walton_____
Michael Walton, Secretary

MILLWRIGHT EMPLOYERS' ASSOCIATION

By ___/s/ Michael Vlaming_____
Michael Vlaming, Executive Director

APPENDIX A

SUBSISTENCE

1. A. On all work covered by this Agreement, as described in this Appendix A, the following shall apply to public projects advertised and private projects bid or negotiated prior to September 1, 2022. In addition, for public projects advertised and private projects bid or negotiated on or after September 1, 2022, the following shall apply through June 30, 2023:

(a) No subsistence shall be paid on any job or project located less than fifty (50) road miles from any city hall or post office in the following cities:

Eureka
Santa Rosa
Monterey
Visalia
Fresno
Redding
Kings Beach
South Lake Tahoe
Auburn
Chico
Cloverdale
Woodland
Oakland
Jackson
Manteca
San Jose
Merced

(b) On any job or project located fifty (50) or more road miles from a city hall or post office located in a city listed in paragraph 1.A.(a), subsistence shall be paid at the rate of fifty dollars ($50.00) per day. The individual employer shall pay to each employee covered by this Agreement the amount shown above for each day's work in addition to their regular and overtime wages as subsistence.

(c) The area known as Geysers is a subsistence zone.

(d) Work performed at the Mt. Hamilton Observatory or facilities adjacent thereto shall be a subsistence zone.

1. B. On all work covered by this Agreement, as described in this Appendix A, the following shall apply, effective July 1, 2023, for public projects advertised and private projects bid or negotiated on or after September 1, 2022:

(a) No subsistence shall be paid on any job or project located less than fifty (50) road miles from any city hall or post office in the following cities:

Eureka
Santa Rosa
Monterey
Visalia
Fresno
Redding
Kings Beach
South Lake Tahoe
Auburn
Chico
Cloverdale
Woodland
Oakland
Jackson
Manteca
San Jose
Merced

(b) On any job or project located fifty (50) or more road miles from a city hall or post office located in a city listed in paragraph 1.B.(a), subsistence shall be paid at the rate of seventy-five dollars ($75.00) per day. The individual employer shall pay to each employee covered by this Agreement the amount shown above for each day's work in addition to their regular and overtime wages as subsistence.

(c) The area known as Geysers is a subsistence zone.

(d) Work performed at the Mt. Hamilton Observatory or facilities adjacent thereto shall be a subsistence zone.

2. Exemption to the requirement for payment of subsistence:

The individual employer shall not be required to pay subsistence to employees covered by this Agreement where employees are employed to work:

(a) At the individual employer’s permanent yard;
(b) At the individual employer’s permanent shop;
(c) On buildings of three (3) stories or less which are a part of a residential construction project located within the subsistence area;
(d) On streets, roadways and utilities, which are a part of a residential construction project of buildings of three (3) stories or less, located within the subsistence area.

This exemption does not apply to camps, highways, dams, tunnels or similar heavy engineering projects.

3. On all other work located within the subsistence area when any employee works two (2) or more hours in any one (1) day, he/she shall be paid the subsistence allowance for that day. Such pay shall be paid to employees by separate check.

4. The individual employer's daily charge for board and lodging on jobs where subsistence is paid shall not exceed the daily subsistence allowance paid the employee.

5. Such payments for subsistence shall be excluded from the wages of the employee for the purpose of the Fair Labor Standards Act and shall be paid to such employee by check weekly and identified separately therein. Subsistence is defined as reimbursement for food, lodging and living expenses out of town and is not a wage or reimbursement for time spent going to or from the jobsite.

6. If an employee is transported by the individual employer from a permanent yard or shop located in a free zone to work in a subsistence zone and transported back to the same permanent yard or shop in a free zone, all on the same day, on the individual employer's time, he/she shall not receive subsistence.

7. Both parties agree to meet and confer relative to subsistence where extremely adverse conditions exist with respect to jobsite access.

APPENDIX B

46 Counties of Northern California
SPECIAL MILLWRIGHTS AGREEMENT

In Addition to the
46 Counties Carpenters Master Agreement

In addition to the working rules and conditions of the 46 Counties Carpenters Master Agreement, the following working rules and wage rates shall apply to Millwrights.

Effective July 1, 2022, these conditions, rules and wage rates shall cover the Millwright Local Union within the 46 Counties.

SECTION 1
TRAVEL AND SUBSISTENCE

No Millwright shall use his/her vehicle for other than personal travel to and from the job.

1. If transportation is not furnished by the individual employer, Millwrights shall receive travel and/or subsistence expense as follows:

    a. For the counties of Alameda, Contra Costa, Marin, San Francisco, and San Mateo, travel shall be established from the center of the Oakland Bay Bridge 0.2 miles west of the westerly end of the Yerba Buena Tunnel. In the remaining counties covered by this Agreement, from the City Halls of Chico, Eureka, Fresno, Modesto, Monterey, Redding, Sacramento, San Jose, Santa Rosa, Stockton, Vallejo, and Visalia. Travel from the above-defined points shall be as follows:

    b. Over forty-five (45) miles in free zone:

        i. fifty dollars ($50.00) per day worked, effective July 1, 2015 for public projects advertised and private projects bid or negotiated prior to September 1, 2022.

        ii. seventy-five dollars ($75.00) per day worked, effective July 1, 2023 for public projects advertised and private projects bid or negotiated on or after September 1, 2022.

    c. Millwrights employed in the subsistence area set forth in the subsistence map in the 2022-2027 Carpenters Master Agreement shall receive:

        i. seventy-five dollars ($75.00) per day worked, effective July 1, 2015, for public projects advertised and private projects bid or negotiated prior to September 1, 2022.

ii. one hundred dollars ($100.00) per day worked, effective July 1, 2023 for public projects advertised and private projects bid or negotiated on or after September 1, 2022.

d. Special condition for Humboldt County and Ft. Bragg proper is subsistence for non-residents only. *Travel shall apply for residents as set forth in l.a. above.

*Residents of Ft. Bragg proper shall be defined as living within twenty (20) road miles of Ft. Bragg city hall.

e. Map Description - Area No. 1 Free Zone
Commencing with the mouth of the Carmel River in Monterey County,
Thence easterly along the north bank of Carmel River to Tularcitos Junction,
Thence southeasterly along Tularcitos Road to Arroyo Seco Road,
Thence along south fork of Arroyo Seco Road to Greenfield and Highway 101,
Thence southerly along center line of Highway 101 to San Lucas,
Thence easterly along center line of Highway 198 to Coalinga,
Thence southerly along center line of Highway 33 to Kern County line,
Thence easterly along north boundary line of Kern County to intersection of said county line and Highway 65,
Thence northerly along center line of Highway 65 through Porterville, Exeter, Badger to intersection of Highway 65 and Highway 180,
Thence on a straight line in a northwesterly direction to Pine Ridge,
Thence along center line of county road to Auberry,
Thence northerly along center line of county road to North Fork, Lakeview, to intersection of said county road and Highway 41,
Thence northerly along center line of Highway 41 to intersection of Highway 41 and Highway 49,
Thence northerly along center line of Highway 49 through Mariposa, Coulterville, Chinese Camp, Sonora, Jackson, Placerville, Auburn, Grass Valley to San Juan,
Thence on a northerly line to Challenge,
Thence along center line of county road through Woodleaf to Strawberry Valley,
Thence northerly along west boundary of Plumas County to intersection of Highway 36,
Thence northwesterly along center line of Highway 36 to intersection of Highway 36 and Highway 89,
Thence northerly along Highway 89 to intersection of Highway 89 and west boundary of Section 22, Township 30 north, Range 4 east of Mount Diablo Base and Meridian,
Thence northerly to northwest corner of Section 3, Township 30 north, Range 4 east,
Thence westerly along Township 30 north, to the intersection of Mount Diablo Meridian,
Thence northerly to the northeast corner of Township 34 north, Range 1 west,
Thence westerly along Township 34 north, to eastern boundary of Trinity County,
Thence southerly to intersection of county road,
Thence southerly along center line of county road to Tower House,

Thence westerly along center line of Highway 299 to intersection of eastern boundary of Trinity County,
Thence southerly along east boundary to Trinity County Line to the intersection of the west boundary of Range 7 west,
Thence south to southwest corner of Township 30 north, Range 7 west,
Thence southerly along western boundary of Range 6 west to the intersection of Colusa County line of western boundary to Township 16 north, Range 6 west,
Thence southerly along east boundary of Lake County to intersection of Highway 20,
Thence westerly along center line of Highway 20 to intersection of Highway 101,
Thence southerly along Highway 101 to intersection of county road,
Thence westerly along center line of county road to Comptche,
Thence from Comptche south to southwest corner of Township 16 north, Range 15 west,
Thence easterly to northwest corner of Township 15 north, Range 14 west,
Thence southerly to southwest corner of Township 14 north, Range 14 west,
Thence easterly to northwest corner of Township 13 north, Range 13 west,
Thence southerly to southwest corner of Township 13 north, Range 13 west,
Thence easterly to northeast corner of Township 12 north, Range 12 west,
Thence southerly to southwest corner of Township 11 north, Range 12 west,
Thence easterly to northwest corner of Township 10 north, Range 11 west,
Thence southerly along western boundary of Range 11 west to southwest corner of Township 8 north, Range 11 west,
Thence westerly to southeast corner of Section 33 of Township 8 north, Range 12 west,
Thence southerly along coastline of California to north bank of Carmel River, the point of beginning.

The following map descriptions shall be called Area 3 and shall be a subsistence zone within Area 1:

Commencing with the southwest corner of Township 7 south, Range 3 east, Mount Diablo Base and Meridian,
Thence northerly along the easterly line of Range 2 east to the intersection of the northerly boundary of the Santa Clara County line,
Thence easterly along said county line to the easterly line of Range 4 east,
Thence southerly along said easterly Range line to the southeasterly corner of Township 7 south, Range 4 east,
Thence westerly along southerly boundary of said Township 7 south to the point of beginning.

Map Description - Area No. 2 Subsistence Zone

From the Pacific Ocean at the southwest corner of Township 2 north, Range 3 west, Humboldt Base and Meridian,
Thence easterly to northwest corner of Township 1 north, Range 1 west,
Thence southerly to southwest corner of Township 1 north, Range 1 west,
Thence easterly along Humboldt Baseline, to northwest corner of Township 1 south, Range 1 east,

Thence southerly along Humboldt Meridian to intersection of county road north of Honeydew,
Thence northeasterly along center line of county road to Dyerville,
Thence on a straight northeasterly line to Bridgeville,
Thence northeasterly on Highway 36 to intersection of eastern boundary of Township 1 north, Range 3 east,
Thence northerly on eastern boundary of Range 3 east, to northwest corner of Township 9 north, Range 4 east,
Thence westerly along center line of county road through Martin's Ferry to Orick,
Thence south along coastline to the point of beginning.

f. Travel expenses in subsistence areas as outlined above will be paid, at the rate specified in 1(b) at the beginning and at the completion of each job, or termination of the employee, except for jobs performed in one (1) day or less and the employee is paid or furnished transportation.

SECTION 2
SHOW-UP TIME

A. When workers are ordered and dispatched for work and report for work on the same day, they shall be paid hours worked plus two (2) hours reporting, but not to exceed eight (8) hours on a regular eight (8) hour shift.

B. Except on the first day of employment when workers report to work and no work is provided, they shall receive four (4) hours pay and travel or subsistence, whichever may apply. If a Millwright employee is required to report to work and no work is provided as a result of inclement weather, the employee shall be paid subsistence or travel for the day as spelled out in Section 1 (Travel and Subsistence), whichever may apply.

C. The regular meal period for Millwrights shall start no less than three and one-half (3 1/2) nor more than five (5) hours after the start of any regular shift. Any Millwright who works more than a five (5) hour period without a meal period shall be paid for all work in excess of said five (5) hour period (at the prevailing overtime rate) until a meal period is provided (such pay shall be reckoned by the hour and the half hour). The established meal period will constitute the reckoning of the day or half day. If the job circumstances require Millwrights to work more than ten (10) hours on a shift, they shall have a second meal period of one-half (1/2) hour and an additional meal period every four (4) hours thereafter. Such meal period shall be paid for at the prevailing overtime rate by the individual employer.

D. Notwithstanding the multiple shift three (3) day requirement, a single or multiple approved shift may be established where the premises cannot be vacated in whole or in part until the close of business. Workers then reporting for work shall be paid on the basis of eight (8) hours pay for seven and one-half (7 1/2) hours work. Any work prior to the approved shift and any work after the approved shift period shall be at time and one-half not to exceed four (4) hours. Overtime work in excess of four (4) hours shall be double time.

SECTION 3
FOREMAN

A. When two (2) or more Millwrights are employed on a job, one (1) shall be foreman and be paid foreman's pay.

B. In all 46 Counties a Millwright Foreman may not supervise more than one (1) jobsite. No one (1) Millwright Foreman shall supervise more than ten (10) Millwrights. Foremen shall receive five dollars and fifty cents ($5.50) over Millwright's scale. Either a Millwright Foreman or General Foreman, having supervision over other crafts, shall receive not less than the regular hourly rate of the highest paid classification over which he has supervision, providing that the employee receiving the highest rate of pay (other than a Millwright) shall be on the individual employer's payroll. In the above case the Millwright shall not receive less than the Millwright Foreman or General Foreman's scale.

C. When there are three (3) or more Millwright Foremen employed by the individual employer on the jobsite, there shall be designated one (1) General Foreman. General Foreman shall receive three dollars and fifty cents ($3.50) over Millwright Foreman's scale.

SECTION 4
FRINGE BENEFIT RATES

A. Millwrights Fringe Benefit Hourly Rates (Entire 46 Counties Area):

Effective dates:	7-1-22
Health & Welfare	$12.10
Pension	$11.10
Appr. Training	$1.13
Millwrights Vacation	$2.85
Work Fee	$2.48
Industry Promotion	$0.15
Vacation/Holiday/Sick Leave Admin.	$0.10
Work Preservation	$0.05
Carpenters International Training Fund	$0.10
Millwrights Annuity Fund	$4.05

B. Future Wage and/or Fringe Benefit Considerations:

Wage and fringe benefit increases will be paid pursuant to Section 39 F (Wage Rates) of the 46 Counties Carpenters Master Agreement.

SECTION 5
MILLWRIGHT ANNUITY PLAN

A. Each individual employer covered by this Agreement will contribute the sum of four dollars and five cents ($4.05) per hour for each hour paid for or worked by Millwrights employed by such individual employer under this Agreement to the Annuity Plan as established pursuant to this Agreement.

B. Such contributing individual employer agrees to be bound by that certain Trust Agreement establishing the Fund dated July 1, 1980, as such has been or may from time to time be amended or supplemented. The Union and the Employer agree that this plan is and has been a Defined Contribution Plan.

C. The individual employer further agrees that he/she or it does irrevocably designate and appoint the employer members of said Trust Fund as his/her or its attorneys in fact for the selection, removal and substitution of the Trustees or Board members as provided in said Trust Agreement as may be provided by or pursuant to said Trust Agreement or Annuity Plan.

D. There shall be no duplicating contribution with respect to any employee or the work of any employee.

SECTION 6
MILLWRIGHT VACATION AND WORK FEE

Each individual employer covered by this Agreement will contribute the sum of two dollars and eighty-five cents ($2.85) per hour for each hour paid for or worked by Millwrights employed by such individual employer under this Agreement to the Millwrights Vacation Plan as established pursuant to this Agreement.

There shall be a nineteen cents ($0.19) Work Fee established for each hour worked or paid for under Appendix B of this Agreement to be paid to Millwrights Local Union #102. This Work Fee shall be established on the same basis and shall be paid in addition to that currently being paid under Section 43-A (Work Fee) of this Agreement.

SECTION 7
MILLWRIGHT EMPLOYERS CONSTRUCTION ADVANCEMENT PROGRAM

The Millwright Employers Association, being a party to the collective bargaining agreement with the Carpenters 46 Northern California Counties Conference Board, United Brotherhood of Carpenters and Joiners of America, and a signatory Association devoted exclusively to contractors who employ large numbers of Millwrights, will participate in the Construction Industry Advancement Program as contained in the Carpenters Agreement, Carpenters 46 Northern California Counties Conference Board. Accordingly, the Carpenter Trust Fund office will be advised to assign a Trust Fund Association code number to the Millwright Employers

Association and a fifteen cent ($.15) per hour contribution for each hour worked or paid for will be credited to the Millwright Employers Association for all of their members performing work under the collective bargaining agreement as well as all independent, unassigned and/or National Millwright contractor hours.

Employers working under this Appendix shall contribute the sum of five cents ($.05) per hour for each hour worked or paid for to the Carpenters Work Preservation Committee Trust.

SECTION 8
TOOLS

A. The individual employer shall provide on each jobsite a reasonably secure place where Millwrights may keep their tools and special protective clothing. Where five (5) or more Millwrights are employed on a single job or project, the individual employer shall provide a separate and secure place, under lock and key, for the exclusive use of the Millwrights. The individual employer shall also provide up to one thousand two hundred dollars ($1,200.00) indemnification to protect Millwrights against loss or damage to entire kit of tools or special protective clothing while in the individual employer's care, resulting from loss or damage due to a fire or theft.

B. In the event a Millwright has more than one kit or tools on the job, indemnification shall be the replacement value of this inventory, up to one thousand nine hundred fifty dollars ($1,950.00). Millwrights shall not furnish the following tools: Open or box end wrenches or sockets over one and one-fourth inch (1 1/4"), master levels, drill bits, taps and reamers, micrometers over one inch (1"), or no more than two (2) dial indicators.

C. A cap of ten (10) working days will be placed on the time the individual employer has to reimburse the employee for loss of tools. The employee is required to provide the individual employer with an inventory of all of his/her tools used on the job at the start of the job.

D. On all jobsites where inclement weather, heat, dust, cold or other adverse conditions prevail, and/or another craft has a change area, a safe and secure change area shall be provided for the sole use of the Millwrights on the jobsite or job yard.

E. Welding hoods, gloves and sleeves shall be considered tools and, therefore, shall be replaced, in kind, if damaged or stolen on the jobsite.

F. The individual employer, at his/her own option, may also replace individual tools lost or damaged on the jobsite. The individual employer shall replace any tool owned by an employee modified at the individual employer's request, but such modified tools shall then become the property of the individual employer.

G. The individual employer shall furnish all necessary safety protection equipment. When normal protective equipment cannot be used, there shall be a meeting of the union and the individual employer to work out a mutually agreeable safety practice.

H. The individual employer shall furnish waterless hand cleaner and rags for personal cleanup.

SECTION 9
PICK UP TIME

A. Each Millwright shall be entitled to pick up time for personal tools at the end of each day, which shall not be less than five (5) or more than fifteen (15) minutes, exact time to depend on accessibility to actual place of work, and to be established by mutual agreement at a jobsite conference between a representative of the individual employer and a representative of the Union.

B. Millwrights receiving notice of discharge or layoff shall be allowed a reasonable time not less than thirty (30) minutes before the end of the shift in addition to pick up time prevailing on the job to assemble their tools.

SECTION 10
WELDERS

A. A certified Millwright welder is one who has passed a qualification test (such as ASME test, or one equivalent thereto) given by a recognized testing laboratory within the prior twenty-four (24) months. When a Millwright welder, certified within the past twenty-four (24) months by a recognized testing laboratory, is required to pass another test, the individual employer shall pay for time required for such test and testing lab fee.

B. When as a condition of employment, an individual employer requires a certified welder to re-certify at the jobsite, the individual employer shall provide the employee with a copy of his/her certification papers upon layoff or completion of job. It is understood this section shall not apply to employees who quit or are discharged for cause.

SECTION 11
OVERTIME

A. On all construction, the first two (2) hours prior to the start of the regular or approved day or the first four (4) hours after the end of the approved or regular work day, not to exceed a total of four (4) hours in any one (1) day shall be paid at time and one-half.

Time and one-half shall be paid for the first eight (8) hours worked on designated off days and/or Saturdays.

All other time shall be paid at double the straight-time rate.

If work is to be performed on a specific construction jobsite on Saturday, Sunday, designated off days or holidays, Millwrights employed the preceding five (5) regular work days shall be given the opportunity to work such overtime.

B. **Special Single Shift**: A single approved shift may be established where the premises cannot be vacated in whole or in part until the close of business. Workers then reporting for work shall be paid on the basis of eight (8) hours pay for seven and one-half (7 1/2) hours work. Any work prior to the approved shift and any work after the approved shift period shall be at time and one-half, not to exceed four (4) hours. Overtime work in excess of four (4) hours shall be double time.

SECTION 12
WORK COVERED

A. This Agreement shall cover and apply to all work of the individual employer falling within the recognized jurisdiction of the Millwright Union as spelled out in the UBC Jurisdictional Claims Handbook approved by the General Executive Board of the United Brotherhood of Carpenters and Joiners of America dated January 1, 1961, including, but not limited to all recognized tools and equipment of the trade on new construction, repair, modifications, or maintenance work, including, but not limited to, all moving of machinery and/or equipment installed by Millwrights, making of skids and crates, skidding and unskidding, crating and uncrating: and installation of lubrication and/or Hydraulic lines or piping (on machines set by Millwrights) that come to the jobsite prefabricated, and computer floors.

B. The work of the Millwright as spelled out in the Jurisdictional Claims Handbook referred to in Section A, above, is as follows:

The term "MILLWRIGHT AND MACHINE ERECTORS" shall mean the unloading, hoisting, rigging, skidding, moving, dismantling, aligning, erecting, assembling, repairing, maintenance, adjusting, and incidental connection/disconnection of piping and electrical of all machinery and equipment installed either in buildings, factories, structures, processing areas either under cover, underground or elsewhere, required to process material, handle, manufacture or servicing, be it powered or receiving power manually by steam, gas, electric, gasoline, diesel, nuclear, solar, water (including tidal, wave and kinetic energy), air, wind (including offshore wind), carbon capture, or chemically, and in industries such as and including (identified for the purpose of description but not limited to) the following: woodworking plants, canning industries, steel, coffee roasting plants, paper and pulp, cellophane, stone crushing, gravel and sand washing and handling, refineries, grain storage and handling, asphalt plants, sewage disposal, water plants, laundry, bakery, mixing plant, can, bottle and bag packing plant, textile mills, paint mills, breweries, milk processing plants, power plants, aluminum processing or manufacturing plants, amusement and entertainment field. Installation of mechanical equipment in atomic energy plants; installation of reactors in power plants, installation of control rods and equipment in reactors, installation of mechanical equipment in rocket missile bases, launchers, launching gantry, floating bases, hydraulic escape doors and any and all component parts thereto, either assembled, semi-assembled or disassembled.

The installation of, but not limited to, the following: setting of all engines, motors, generators, battery energy storage systems, air compressors, fans, pumps, scales, hoppers, conveyors of all types, sizes and their supports, automated vehicle storage units, vehicle lifts, robotics, robots of all types, including stands, fixtures and safety guarding/fencing, escalators, man lifts, moving sidewalks, hoists, dumbwaiters, all types of feeding machinery, amusement devices, mechanical pin setters and spotters in bowling alleys, refrigeration equipment and installation of all types of equipment necessary and required to process material either in the manufacturing or servicing, the handling and installation of pulleys, gears, sheaves, fly wheels, air and vacuum drives, worm drives and gear drives, directly or indirectly coupled to motors, belts, chains, screws, legs, guards, boots, boot tanks, all bin valves, turn heads and indicators, shafting, bearing, cable sprockets, cutting all key seats in new and old work, troughs, chippers, filters, calendars, rolls, winders, rewinders, slitters, cutters, wrapping machines, blowers, forging machines, rams, hydraulic or otherwise, planing, extruder, ball, dust collectors, equipment in meat packing plants, splicing of ropes, cables.

The laying out, fabrication and installation of protection equipment including machinery guards, making and settling of templates for machinery, fabrication of bolts, nuts, pans, drilling of holes for any equipment which the Millwrights install regardless of materials; all welding and burning regardless of types, fabrication of all lines, hoses or tubing used in lubricating machinery, installed by Millwrights, grinding, cleaning, servicing and machine work necessary for any part of any equipment installed by Millwrights, and the breaking in and trial run of any equipment or machinery installed by the Millwrights. Dock levelers, dock bumpers, manual or power actuated roll up doors, security doors, door seals, and airport x-ray and bomb detection equipment. Air inlet filter houses, air inlet filters, air inlet ducts and power actuated dampers, flex line, fuel piping and flex connections, all power generation power island equipment, including, but not limited to, turbines, generators, gear reducers, diffusers and expansion joints. Thermal blankets and gear boxes. All water treatment/sewage treatment plant equipment, including, but not limited to, all types of pumps, compressors, chain of flygt conveyance systems, aeration basin equipment, primary/secondary clarifier mechanisms, sludge thickeners, mechanical/stationary bar screens and trash racks, and stop logs.

C. It is understood that no dispute, complaint or grievance shall be filed under Section 51 (Grievance Procedure) of the Master Labor Agreement alleging violation of this Section 12, as a result of assignment of work as set forth in this section to other crafts working under collective bargaining agreements; but rather such dispute, complaint, or grievance shall be handled under Section 16 (Jurisdictional Disputes) of the Master Labor Agreement.

D. The individual employer and the Local Union will cooperate promptly in attempting to resolve jurisdictional disputes that may arise on any job or project.

E. When requested in writing by the Millwright Union, individual employers who are parties to this Agreement shall furnish signed letters promptly on a date mutually agreed

upon by both parties, but in no case more than thirty (30) days, on the letterhead of the individual employer, stating he/she is employing or had employed Millwrights on a specific type of work and specific job and paid the negotiated scale of wages and fringe benefits for such work.

SECTION 13
PRE-JOB CONFERENCE

A. Whenever an individual employer or his/her representative holds a pre-job conference pursuant to Section 20 (Pre-Job Conferences) of the Master Labor Agreement, separate individual notice shall be given to the Millwright Local having jurisdiction over the project in the same format used to notify the other crafts attending.

B. A markup meeting for the purpose of discussing jurisdiction shall be mandatory upon written request of the Local Union on all jobs whose total cost is one million dollars ($1,000,000.00) or more. Markup meetings on jobs of less than one million dollars ($1,000,000.00) shall be optional upon mutual consent of the individual employer and the unions involved. This is not necessarily an exclusive Millwright Markup. At a Markup meeting where plans or mock-ups are to be used, the Union will be given reasonable time to review such plans or mock-ups prior to the start of the meeting.

SECTION 14
SAFETY

A. As a safety factor, no Millwright shall be required to work alone while making repairs or adjustments on machinery and/or equipment that is in operation or capable of being operated. Since this is a safety factor, the second individual is not necessarily a Millwright, but must be a responsible individual capable of starting, stopping and operating said machinery. If the second individual is not a Millwright, he shall not be allowed to perform Millwright tasks. No Millwright employee shall be discharged for refusing to work under unsafe conditions.

SECTION 15
SUBCONTRACTING

A. The individual employer shall not subcontract Millwright work as set forth in Section 12 (Work Covered) to any subcontractor without notifying the union, in writing, of the subcontractor's name, address, phone number and license number within five (5) days after selecting the subcontractor or five (5) days before starting the job, whichever is longer, except in emergencies. Such subcontracting shall be done in accordance with Section 50 (Work Preservation, Contracting and Subcontracting) of the Master Agreement.

SECTION 16
OUTSIDE CONTRACTING

Any outside firm undertaking any Millwright work within the territory where this Agreement applies shall be allowed to bring in one (1) non-resident Foreman or General Foreman, subject to the Hiring Provisions of Section 49 (Hiring) of the Master Labor Agreement. Such non-resident shall register for Health and Welfare, Vacation Plan, Annuity, and Retirement Plan at the office of the Local Union, and shall be furnished a copy of the current Agreement for his/her future guidance prior to starting any job. The Local Union office shall inform such workers of the proper compensation due him/her under this Agreement and may later require specific proof of conformance. The second Foreman shall be a local Millwright. All Foremen or General Foremen shall receive the wages and conditions of this Agreement.

MILLWRIGHT EMPLOYERS ASSOCIATION

By /s/ Michael Vlaming — 8/22/22
Michael Vlaming, Executive Director — Date

MILLWRIGHTS LOCAL UNION #102

By /s/ Ed Gable — 8/22/22
Ed Gable, Central District Manager — Date

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

By /s/ Jay Bradshaw — By /s/ Chris Pedroza
Jay Bradshaw, Chairman — Chris Pedroza, Executive Director

Date: 8/22/22 — Date: 8/22/22

APPENDIX C

RESIDENTIAL ADDENDUM

The terms and conditions of this Addendum shall apply on the work description contained herein, provided the job(s) are registered as per Section C-5 of this Addendum and all the terms and conditions of the Carpenters Master Agreement shall remain in full force and effect unless specifically amended by this Addendum.

C-1. Residential Wood Frame Structures are defined as single family residences, condominiums, town houses, cluster homes and multiple unit, multi-story wood frame residential structures as permitted by the applicable building code.

Due to the constantly changing aspects of the residential construction industry, the parties to this Addendum reaffirm the conditions of Section 2 (Term of Agreement), paragraph 4, and Section 2-A (Carpenters Work Preservation Committee) of the Master Agreement shall particularly apply to all phases of this Residential Addendum.

C-2. Work Description:

Residential work processes include, but are not limited to, fabrication and installation of concrete forms and foundations; floor framing members; subfloors; wall, ceiling and roof framing; exterior siding, roof and exterior wall shingles, shakes or asphalt shingles; lathing; normal and traditional drywall; steel scaffolding; windows and sliding glass patio doors; stairs; underlayment and base; installation and finishing of hardwood floors including pre-finished hardwood floors regardless of the method of installation; acoustical ceiling; installation of all interior trim including cabinets, counter tops, pre-finished marble counter tops and vanities; customer service or warranty work; and other work incidental to the performance of the work covered and work performed by using the tools recognized as and regarded as tools of the trade.

C-3. The terms and conditions of Section 39 (Wage Rates) of the Master Agreement are amended as follows:

Area 1 A - consisting of the following counties: Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Solano.

Journeyman wage rates effective	7-1-22
Carpenters	$56.50
Hardwood Floorlayers	$56.65
Shinglers	$56.65
Power Saw Operators	$56.65
Steel Scaffold & Steel Shoring Erectors	$56.65
Saw Filers	$56.65

Area 1 B - consisting of the following counties: Napa and Sonoma.

Journeyman wage rates effective	7-1-22
Carpenters	$51.22
Hardwood Floorlayers	$51.37
Shinglers	$51.37
Power Saw Operators	$51.37
Steel Scaffold & Steel Shoring Erectors	$51.37
Saw Filers	$51.37

Area 2 - consisting of the following counties: Monterey, San Benito and Santa Cruz.

Journeyman wage rates effective	7-1-22
Carpenters	$50.62
Hardwood Floorlayers	$50.77
Shinglers	$50.77
Power Saw Operators	$50.77
Steel Scaffold & Steel Shoring Erectors	$50.77
Saw Filers	$50.77

Area 3 – consisting of the following counties or portions of counties: Sacramento, Yolo, San Joaquin, Western Placer* and Western El Dorado*.

*Western Placer County includes territory west of and including Highway 49. Western El Dorado County includes territory west of and including Highway 49 and territory inside the city limits of Placerville.

Journeyman wage rates effective	7-1-22
Carpenters	$50.62
Hardwood Floorlayers	$50.77
Shinglers	$50.77
Power Saw Operators	$50.77
Steel Scaffold & Steel Shoring Erectors	$50.77
Saw Filers	$50.77

Area 4 - consisting of the following counties:

Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Eastern El Dorado*, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Nevada, Eastern Placer*, Plumas, Shasta, Sierra, Siskiyou, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, and Yuba:

*Eastern Placer County includes territory east of Highway 49. Eastern El Dorado County includes territory east of Highway 49, excluding territory inside the city limits of Placerville.

Journeyman wage rates effective	7-1-22
Carpenters	$49.27
Hardwood Floorlayers	$49.42
Shinglers	$49.42
Power Saw Operators	$49.42
Steel Scaffold & Steel Shoring Erectors	$49.42
Saw Filers	$49.42

Apprentice Wage Percentage Schedule: The wage rates for apprentices shall be the following percentages of the applicable Journeyman classification in the appropriate geographical area.

First Period: 0 to 6 months.	60%	Health & Welfare Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Second Period: 7 to 12 months. . .	65%	Health & Welfare Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Third Period: 13 to 18 months. . .	70%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration

Fourth Period: 19 to 24 months. . .	75%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fifth Period: 25 to 30 months. . . .	80%	Full Fringes
Sixth Period: 31 to 36 months. . . .	85%	Full Fringes
Seventh Period: 37 to 42 months. .	90%	Full Fringes
Eighth Period: 43 to 48 months. . .	95%	Full Fringes

Pre-Apprentices

In order to encourage persons who have not traditionally entered the carpentry trade to enter and complete the necessary apprenticeship program and to increase the potential for successful completion of all those who become indentured apprentices, the parties hereto agree to create a pre-apprenticeship program, the purpose of which will be to introduce the Trade to such persons.

Such pre-apprenticeship program may be utilized by Employers under the following conditions:

On private residential projects covered and registered as per Appendix C, a pre-apprentice period is established as follows:

> Period of time - 180 calendar days. Wage rates 35% of the applicable journeyman rate plus fringe benefit contributions as follows: Training, Work Fee, Industry Promotion, Carpenters International Training Fund, Work Preservation, Vacation/Holiday/Sick Leave Admin. and Carpenter Employers Contract Administration.

An individual employer may employ one (1) pre-apprentice for each apprentice in his/her employ that has entered the third or higher period of apprenticeship. Pre-apprentices shall not be considered in computing the journeyman to apprentice ratio.

The use of pre-apprentices is to be considered a privilege by an individual employer and violation of the pre-apprentice ratio shall cause the privilege to be denied, subject to Section 51 (Grievance Procedure).

The Employer and the Union shall establish rules governing the use of and criteria for advancement of pre-apprentices into the Apprenticeship program.

Except as specifically amended in this Section C-3 of this addendum, the terms and conditions of Section 39 (Wage Rates) of the Master Agreement remain unchanged.

C-4. The work week will be governed by the terms of Section 24 (Work Week) of this Agreement.

C-5. Job Registration

A. Individual employers shall register all jobs to be performed under the terms and conditions of this Addendum. An individual employer who opts to subcontract covered work shall register any such subcontractor. An individual employer acting as a subcontractor shall register all jobs to be performed under the terms of this Addendum.

B. Each individual employer shall notify the Union in writing, on a Job Registration Form to be provided by the Union of the location of each job on which he/she or it will be performing work covered by this Agreement. Such notice shall be given prior to the commencement of work and shall contain all the information required by the Union. On jobs where the time factor does not permit all registration of jobs prior to their commencement, the contractor shall notify the appropriate Local Union or the NCCRC office by telephone, giving all pertinent information regarding the specific job. Such notification must be confirmed in writing on the regular Job Registration Form provided by the Union within forty-eight (48) hours thereafter.

C. In the event a contractor takes over the performance of a contract covered by the terms of this Agreement for another contractor, the successor contractor shall notify the Union by certified mail of its intent to undertake performance of the contract. Such notice shall be given prior to commencing work. Failure to give such notice shall subject the successor contractor to any liability for any delinquent fringe benefits of the predecessor contractor through Section 51 (Grievance Procedure) in addition to any other claims which may arise because of such failure.

D. The information to be contained on the registration form shall include, but not be limited to, the following:

1. Individual employer's name, address, telephone number, Contractor's License number, Carpenters Trust Fund account number, and Workers Compensation carrier and policy number.

2. Name and address of project; jobsite phone (if any); name of contractor's job supervisor; proper term for Federal, HUD, or State project I.D. number; estimated starting and completion dates.

3. Job description, i.e., single family tract, remodel, apartment, etc., number of units, square footage, estimated number of hours of covered work to be performed.

4. Name and account number of payroll bank account.

5. List of all subcontractors performing work covered by this Addendum of the Agreement, including address, Carpenter Trust Fund account number, if known, estimated hours, if available, and description of work to be performed.

E. Nothing in this Addendum shall in any way abridge, amend or detract from Section 50 of the Master Agreement, entitled "Work Preservation, Contracting and Subcontracting," provided, however, compliance with the registration of subcontractors as required herein shall satisfy the written notice requirement of Section 50, paragraph 5.

C-6. In the event that the Union negotiates more favorable terms and conditions for work covered by this Addendum, such more favorable terms and conditions shall be available to any individual employer signatory to this Addendum provided, however, any signatory employer desiring to take advantage of the different terms and conditions must adopt all the terms and conditions applicable to such other agreement. This provision shall not apply to any project agreements negotiated by the Union. The terms of Section 2-A (Carpenters Work Preservation Committee) of this Agreement shall also apply to this Addendum.

APPENDIX D

INSULATORS ADDENDUM

The following special conditions shall apply between the CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD and the individually signatory INSULATION CONTRACTORS and are in addition to and shall prevail over conflicting provisions of the foregoing Master Agreement.

1. For work on occupied residences only, no overtime will be required for work on Saturdays, except to the extent an employee works in excess of forty (40) hours in a week and provided the Union is notified in advance of this change in the work week.

2. The Union will recommend to the involved Local Unions and the NCCRC that no "foreign dues" will be charged to workers who work within different union jurisdictions, provided the individual employee obtains a dispatch by telephone before going to the job.

3. On blower crews only, to accommodate the weather conditions, and subject to advance notice to the Union, an individual employer may commence the work day as early as 6:00 A.M.

4. When under the direction and control of the individual employer, travel pay from the individual employer's warehouse or shop in a company vehicle to the furthermost jobsite and return to the individual employer's headquarters shall be paid each way, at the employee's regular hourly rate. Fringe benefits are not to be included for travel pay.

5. The job classification, "Hopper or Blower Operator" is established at a wage rate of 50% of applicable Journeyman rate and all fringe benefit contributions. Pre-Apprentices and Apprentices may be assigned to the Hopper-Blower operation as a part of their training for a period not to exceed sixty (60) calendar days. An Apprentice or Pre-Apprentice so assigned shall receive their normal wage rate and fringe benefits for the sixty (60) calendar day period and shall receive no less than the Hopper Blower Operator wage and fringe benefit rates after the expiration of the sixty (60) day period.

6. When a Local Union is not able to supply a sufficient number of Journeymen, the ratio of Apprentices to Journeymen may be increased but not to exceed one (1) Apprentice to each Journeyman.

7. To facilitate overtime work permits, the individual employer may make arrangements by telephone rather than by personal visits.

8. An Insulator Apprentice Program will be established to provide competent Journeymen. The period of apprenticeship shall be thirty-six (36) months. The periods, wage percentage of Journeyman rate and fringe benefit contributions shall be as follows:

Wage Percentage	Fringes
First Period - 0 to 6 months. 60%	Health & Welfare Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Second Period - 7 to 12 months. 65%	Health & Welfare Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Third Period - 13 to 18 months. . . . 70%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fourth Period - 19 to 24 months. . . . 75%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration

Fifth Period -

25 to 30 months. . . .	80%	Full Fringes

Sixth Period -

31 to 36 months. . . .	90%	Full Fringes

Pre-Apprentices shall be covered by the terms set forth in Appendix C of the Master Agreement but shall not be limited to residential projects only. The individual employers shall be entitled to one (1) pre-apprentice and not be in violation of the pre-apprentice: apprentice ratio set forth in Appendix C.

9. When the Adjustment Board Arbitration Panel is scheduled to hear a grievance involving an insulation contractor who is party to this Agreement, the employer panel members will be represented by the individually signatory members.

APPENDIX E

CARPENTERS MASTER AGREEMENT
SCAFFOLD ERECTION ADDENDUM

The terms and conditions of this work Addendum shall apply to Scaffold/Shoring erection and dismantling work only and all terms and conditions of the Carpenters Master Agreement shall remain in full force and effect unless specifically amended by this Addendum.

1. The work day shall be eight (8) consecutive hours worked.

2. When under the direction and control of the individual employer, travel pay from the individual employer's warehouse or shop in a company vehicle to the furthermost jobsite and return to the individual employer's headquarters shall be paid each way at the regular scaffold wage rate. Fringe benefits are not to be included for travel pay.

3. There shall be no restrictions on the mobility of regular workers of the individual employers in the 46 Northern California Counties.

4. After the fifth (5th) working day of employment, the individual employer may discharge any employee for just cause only. Just cause is subject to Section 51 (Grievance Procedure), the grievance and arbitration provision of the Carpenters Master Agreement. The individual employer during the first five (5) working days of employment may reject or discharge any employee for any reason.

5. The training of scaffold/shoring erectors will be accomplished by establishing a four (4) year apprenticeship program. This program will be complimented with on-the-job training by the individual employer.

   The wage rates for apprentices shall be the following percentages of the applicable journeyman classification in the appropriate geographical area:

First Period: 0 to 6 months.	60%	Health & Welfare Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration

Second Period: 7 to 12 months. . .	65%	Health & Welfare Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Third Period: 13 to 18 months. . .	70%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fourth Period: 19 to 24 months. . .	75%	Health & Welfare Annuity Vacation/Holiday/Sick Leave Work Fee Industry Promotion Carpenters International Training Fund Vacation/Holiday/Sick Leave Admin. Work Preservation Training Carpenter Employers Contract Administration
Fifth Period: 25 to 30 months. . . .	80%	Full Fringes
Sixth Period: 31 to 36 months. . . .	85%	Full Fringes
Seventh Period: 37 to 42 months. .	90%	Full Fringes
Eighth Period: 43 to 48 months. . .	95%	Full Fringes

6. Scaffold erectors may be allowed to drive company equipment and materials to all job sites.

7. The Union and the individual employer will cooperate to ensure that all signatory Scaffold/Shoring contractors are in compliance with the terms and conditions of the Carpenters Master Agreement.

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

By /s/ Jay Bradshaw
Jay Bradshaw, Chairman

By /s/ Chris Pedroza
Chris Pedroza, Executive Director

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA

By /s/ Michael Walton
Michael Walton, Secretary

APPENDIX F
CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES
HIGHWAY ADDENDUM TO THE
2022-2027 CARPENTERS MASTER AGREEMENT

Notwithstanding the working rules and conditions of the 46 Counties Carpenters Master Agreement, the following special terms and conditions shall apply to Highway work as described herein.

The Carpenters 46 Northern California Counties Conference Board, for and on behalf of its affiliates, agrees to the following Addendum to the above Agreement:

SECTION 1 - COVERAGE

Highway work for purposes of this Addendum shall include the construction, improvement, modification, and demolition of all or any part of streets, highways and bridges. This Addendum shall not be applicable to the construction of highway project related buildings and structures such as weigh stations, rest stop comfort stations, agricultural inspection stations, pump houses, etc.

SECTION 2 - MOBILITY AND HIRING

There will be no restrictions on the free movement of workers employed by a signatory employer from one job to another anywhere within the 46 Northern California Counties. Should an individual employer require additional workers (new hires) on any given job that has commenced, such workers shall be hired from the hiring hall having primary geographical jurisdiction over the work site.

SECTION 3 - WORK REGISTRATION

The Union will provide a separate format for work registration as a Bridge Builder/Highway Carpenter in their hiring hall procedures. When the individual employer requests a Bridge Builder/Highway Carpenter, the Union will only dispatch those members who have indicated Bridge Builder/Highway work experience. The dispatch of apprentices shall not be subject to this provision.

The parties agree that to adequately respond to the needs of the bridge building/highway industry, the Union has agreed to establish a one-stop hiring procedure. The Union has agreed to establish a 1-800 number for Bridge Builder/Highway dispatch requests.

SECTION 4 - WAGES & FRINGE BENEFITS

A. Wage and fringe benefit rates for Bridge Builder/Highway Carpenters shall be as provided in Section 39 A, B, C, D and E of the 2022-2027 CEA/Carpenters Master Agreement, effective July 1, 2022.

B. Future wage and/or fringe benefit considerations.

Wage and Fringe benefit increases will be uniform throughout the entire 46 Northern California Counties pursuant to Section 39 (F) of the 2022-2027 CEA/Carpenters Master Agreement.

SECTION 5 - HOLIDAYS/DESIGNATED OFF DAYS

The nationally recognized holidays and designated off/holiday days shall be in accordance with the provisions of Section 25 (Holidays) of the Carpenters Master Labor Agreement.

SECTION 6 - FOUR BY TEN (4 X 10) WORK WEEK

An individual employer may establish a work week for four (4) consecutive days of ten (10) consecutive hours. The applicable overtime rate shall be paid for all work before a shift begins, after ten (10) hours, and on Fridays, Saturdays, Sundays, and holidays. In the event two (2) shifts are employed, the first shift shall work (exclusive of meal period) ten (10) consecutive hours for which ten (10) hours shall be paid; the second shift shall be ten (10) consecutive hours of work, exclusive of meal period, and shall constitute a shift's work for which ten (10) hours shall be paid. Provided, further, all shifts are worked the same four (4) consecutive days during a 4 x 10 work week, except as may be changed by mutual agreement.

In the event that work cannot be performed Monday through Thursday, (4 x 10 hour work week) because of inclement weather or major mechanical breakdown beyond the control of the individual employer, employees (at their option) may make up such lost work day(s) on Friday and shall be paid at the applicable straight time rate.

The Union and the Employer will commit to proposing and supporting legislation to change existing law to allow for a 4 x 10 work week on all Highway work.

SECTION 7 - MAKE UP DAY

In the event that work cannot be performed Monday through Friday because of inclement weather or major mechanical breakdown, Bridge Builder/Highway Carpenters (at their option) may make up such day on Saturday and shall be paid at the applicable straight time rate.

SECTION 8 - SUBSTANCE ABUSE TESTING

An individual employer may initiate unannounced random testing; a selection process where all company employees are selected for testing and each company employee has an equal chance of being selected for testing. If an individual employer initiates such random testing, all company employees shall be subjected to such testing. An individual employer who initiates random testing shall specifically state in its notice to the Union and its notice to employees that employees will be subject to random testing. The individual employer shall give thirty (30) days' notice to the Union and employees prior to implementing a random drug testing program. Any such random testing shall be administered by an independent third party.

SECTION 9 - SHIFT WORK

A. For public projects advertised and private projects bid or negotiated prior to September 1, 2014, when a job site access has been limited by the construction user, a special shift may be established during off hours, Monday through Friday, when required as a condition of securing the work. The individual employer may pay eight (8) hours pay for eight (8) hours work on such shift. Work in excess of eight (8) hours shall be subject to the overtime provisions of this Agreement.

No special shift shall be established or started for less than three (3) days duration unless the contracting authority specifies work tasks of only one (1) or two (2) days duration. Work performed during special shifts of less than three (3) days duration shall be paid at the wage rate of 12.5% premium pay for a minimum of eight (8) hours. If as a result of working such special shift(s) a Bridge Builder/Highway Carpenter loses the opportunity to work his/her regular work week, then all work performed on such special shift(s) shall be paid at the normal overtime rate.

B. For public projects advertised and private projects bid or negotiated on or after September 1, 2014, when a job site access has been limited by the construction user, a special shift may be established during off hours, Monday through Friday, when the individual employer produces evidence in writing to the appropriate Local Union or the Union of a bona fide job requirement which certifies that work can only be done outside the normal shift hours. Work performed during special shifts shall be paid at the wage rate of 12.5% premium pay. Work in excess of eight (8) hours shall be subject to the overtime provisions of this Agreement.

Provided, however, if, by direction of the Contracting Authority, the bid specifications require it, or congestive traffic conditions on Fridays are such that working conditions would be unsafe for employees, or counter-productive to the performance of work, the special shift may commence on Sunday with double (2) time to be paid from 8:00 p.m. Saturday up to and including 8:00 p.m. Sunday and shall be paid at the wage rate of 12.5% premium pay from 8:00 p.m. Sunday until completion of the eight (8)-hour special shift. If Sunday is the first day of the workweek as provided herein, all hours worked between 8:00 p.m. Friday and 8:00 p.m. Saturday shall be paid at time and one-half (1-1/2).

No special shift shall be established or started for less than three (3) days duration unless the contracting authority specifies work tasks of only one (1) or two (2) days duration. Work performed during special shifts of less than three (3) days duration shall be paid at the wage rate of 12.5% premium pay for a minimum of eight (8) hours.

SECTION 10 - MAXIMUM UTILIZATION

An employer may maximize the utilization of all its United Brotherhood of Carpenters members by working them under the terms and conditions of the Highway Addendum.

SECTION 11

In all other respects, the terms and conditions of the 2022-2027 CEA/Carpenters Master Agreement or any other Master Agreement to which a bridge building/highway employer may be bound, shall continue in full force and effect for the remainder of said term.

CONSTRUCTION EMPLOYERS' ASSOCIATION

BY: /s/ Michael Walton
Michael Walton, Secretary

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

BY: /s/ Jay Bradshaw
Jay Bradshaw, Chairman

BY: /s/ Chris Pedroza
Chris Pedroza, Executive Director

LETTER OF UNDERSTANDING

This Letter of Understanding is entered into this 31st day of May, 2022, and is part of the consideration for the settlement of the 2022-2027 extension of the Carpenters 46 Northern California Counties Master Agreement.

On those public works projects where the general prevailing rate of per diem wages has been determined by the Department of Industrial Relations, or the U.S. Department of Labor, and a county, city or any other public agency issues its prevailing wage determination based on such determination(s), and if said rate is lower than the rate set forth in the Master Labor Agreement and there are non-signatory and/or non-union contractors appearing on the public works plan holders list, then the Individual Employer may bid said project in accordance with the wage rates, fringe benefit rates and other applicable provisions of the prevailing wage determination(s) incorporated in the Bid Specifications for the job or project. The Carpenters Work Preservation Committee shall recognize such prevailing wage determination(s) and determine the specific allocation of all wage and fringe benefits to be paid pursuant to the applicable prevailing wage determination(s). Individual employers shall register such projects with the Carpenters Work Preservation Committee.

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA

By /s/ Larry Nibbi Date 5/31/22
Larry Nibbi, Chairman
Carpenters Craft Committee

By /s/ Michael Walton Date 5/31/22
Michael Walton, Secretary

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

By /s/ Jay Bradshaw Date 5/31/22
Jay Bradshaw, Chairman

By /s/ Chris Pedroza Date 5/31/22
Chris Pedroza, Executive Director

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered into this 31st day of May, 2022 and is part of the consideration for the settlement of the 2022-2027 extension of the Carpenters 46 Northern California Counties Master Agreement.

1. In the "Bay Area Counties" of Alameda, Contra Costa, San Francisco, San Mateo and Santa Clara, there will be no modification of Section 50 of the Carpenters Master Agreement for Northern California, with the noted exception contained in Carpenters Work Preservation Committee Case #15023.

2. In the "Valley/Metro Counties" of Marin, Monterey, Napa, Western Placer, Sacramento, San Benito, San Joaquin, Santa Cruz, Solano, Sonoma and Yolo, on public and private work with a total project value of $5 million or less, "Terms and Conditions" will apply, as defined in Carpenters Work Preservation Case #15023, with the exclusion of concrete form, wood framing, roof structure, scaffolding, millwright, insulation, and trim & fixture work (except as noted below). If the fabricating firm performs the trim and fixture installation, the above referenced "Terms and Conditions" shall apply.

3. On public and private work performed in the "Valley/Metro Counties" with a total project value of $5 million or more, there will be no modification of Section 50 of the Carpenters Master Agreement for Northern California, with the noted exception contained in Carpenters Work Preservation Committee Case #15023.

4. In the "Remaining Rural Counties" of Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Nevada, Eastern Placer, Plumas, Shasta, Sierra, Siskiyou, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne and Yuba, on public and private work with a total project value of $5 million or less, the individual employer will have no obligation under Section 50 as it relates to the subcontracting of covered work, with the exclusion of concrete form, wood framing, roof structure, scaffolding, millwright, insulation, and trim & fixture work (except as noted below). If the fabricating firm performs the trim and fixture installation, the individual employer will have no obligation under Section 50. The individual employer may, at his or her option, subcontract concrete form, wood framing, roof structure, scaffolding, millwright, insulation, or trim & fixture work (except as noted above), provided, however, it must be to another contributing employer signatory to the Carpenters Master Agreement for Northern California.

5. In the above referenced "Remaining Rural Counties," on public and private work having a total project value of more than $5 million but less than $10 million, the "7% Preference Clause" as defined in Carpenters Work Preservation Committee Case #15023 shall apply, with the exclusion of concrete form, wood framing, roof structure, scaffolding, millwright, insulation, and trim & fixture work (except as noted below). If the fabricating firm performs the trim and fixture installation, the above referenced "7% Preference Clause" shall apply.

6. In the above referenced “Remaining Rural Counties,” on public and private work having a total project value of at least $10 million but less than $25 million, “Terms and Conditions” will apply, as defined in Carpenters Work Preservation Committee Case #15023, with the exclusion of concrete form, wood framing, roof structure, scaffolding, millwright, insulation, and trim & fixture work (except as noted below). If the fabricating firm performs the trim and fixture installation, the above referenced “Terms and Conditions” shall apply.

7. On public and private projects with a total project value of $25 million or more, no modification of Section 50 of the Carpenters Master Agreement for Northern California will be allowed.

8. In all instances above, where the Union has agreed to a modification of Section 50, the individual employer will afford the Union every opportunity to provide competitive subcontractor bids. In the event the individual employer uses a non-signatory contractor to perform covered work, the Union will be provided, at its request, with copies of the original bids, relevant bid documents and the subcontract.

/s/ Jay Bradshaw	5/31/22
Carpenters 46 Northern California Counties Conference Board	Date
/s/ Chris Pedroza	5/31/22
Carpenters 46 Northern California Counties Conference Board	Date
/s/ Larry Nibbi	5/31/22
Construction Employers' Association	Date
/s/ Michael Walton	5/31/22
Construction Employers' Association	Date

LETTER OF UNDERSTANDING

This Letter of Understanding is entered into this 31st day of May, 2022, and is part of the consideration for the settlement of the 2022-2027 extension of the Carpenters 46 Northern California Counties Master Agreement.

The parties agree to approve a Carpenters Work Preservation Committee decision for the duration of the 2022-2027 Agreement as follows:

In Areas 3 and 4, for projects bid or negotiated on or after the effective date of this Agreement, the wage rates on all privately financed construction work coming within the recognized jurisdiction of the Union of $15 Million or less shall be 90% of the Journeyman wage rates set forth in the Master Labor Agreement. In addition, the Annuity Trust and Vacation, Holiday and Sick Leave Trust contributions shall be reduced in a combined amount to equal 10% of the Journeyman wage rates set forth in the Master Labor Agreement. Reduction allocations to Vacation, Holiday and Sick Leave Trust and Annuity Trust shall be determined by the Union. All other fringe benefits shall be paid in accordance with the Master Labor Agreement.

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA

By /s/ Larry Nibbi Date 5/31/22
Larry Nibbi, Chairman
Carpenters Craft Committee

By /s/ Michael Walton Date 5/31/22
Michael Walton, Secretary

CARPENTERS 46 NORTHERN CALIFORNIA COUNTIES CONFERENCE BOARD

By /s/ Jay Bradshaw Date 5/31/22
Jay Bradshaw, Chairman

By /s/ Chris Pedroza Date 5/31/22
Chris Pedroza, Executive Director

LETTER OF UNDERSTANDING

This Letter of Understanding is entered into this 31st day of May, 2022, and is part of the consideration for the settlement of the 2022-2027 extension of the Carpenters 46 Northern California Counties Master Agreement by and between the Carpenters 46 Northern California Counties Conference Board ("Union") and the Construction Employers' Association ("Employer").

1. Union and Employer have agreed to add the following scopes of work to Section 4 (Work Covered):

   Toilet partitions
   Gameline painting on interior wood floors
   Architectural signage
   Installation and onsite construction of clean room structural components
   Precast panel installation
   Linear air bar, if integrated into the suspended ceiling system
   Window coverings/mini blinds

2. The Union acknowledges that the inclusion of the work listed above as work covered by this Agreement is not intended to expand the jurisdiction of the Union.

3. The new language in Section 4 (Work Covered) set forth above is not intended to challenge current established industry practice of performing the listed work with members of another trade union (either employees or subcontractors).

/s/ Jay Bradshaw	5/31/22
Carpenters 46 Northern California Counties Conference Board	Date
/s/ Chris Pedroza	5/31/22
Carpenters 46 Northern California Counties Conference Board	Date
/s/ Larry Nibbi	5/31/22
Construction Employers' Association	Date
/s/ Michael Walton	5/31/22
Construction Employers' Association	Date

2022-2027

LABORERS' MASTER BUILDERS AGREEMENT

Between

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA, INC.

and

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS

AFFILIATED WITH

LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

CEA/LABORERS' MASTER BUILDERS AGREEMENT

2022 - 2027

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LABORERS' MASTER BUILDERS AGREEMENT
2022-2027

THIS AGREEMENT, made and entered into this 10th day of May, 2022 and effective the 1st day of July, 2022 through June 30, 2027, by and between the CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA, INC. hereinafter referred to as COLLECTIVE BARGAINING REPRESENTATIVE OF EMPLOYER, and the NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS OF THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA, hereinafter referred to as UNION, modifying, amending and changing the Agreement made and entered into the 17th day of May, 1951, as modified by the Agreements dated June 4, 1952; July 14, 1953; April 13, 1954; April 12, 1955; April 30, 1956; April 19, 1957; June 30, 1959; July 28, 1961; June 27, 1962; July 1, 1965; June 16, 1968; June 16, 1971; July 2, 1974; May 10, 1977; April 30, 1980, January 18, 1983, May 29, 1986, March 1, 1989, May 17, 1992, September 3, 1996, June 30, 1999, May 8, 2001, June 28, 2006, June 30, 2010, June 28, 2012, April 1, 2014 and March 1, 2018 by and between the CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA, INC., and the NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS of the LABORERS' INTERNATIONAL UNION OF NORTH AMERICA.

PREAMBLE

This Builders Agreement represents a strong cooperation between signatory employers in the Northern California building construction industry and the Union in a mutual effort to retain and regain the major portions of building construction work within the geographic area of the Agreement. The successes of the Agreement will be judged on the ability of the signatory contractors to be successful in obtaining contracts where union employees will be employed.

The parties to this Agreement recognize the necessity of assuring the competitive position of the parties within the industry during the term of this Agreement. Consistent with that recognition, the parties will continually monitor the effectiveness of this Agreement relative to specific geographic or market areas and will endeavor, by mutual agreement or by action of the Laborers Building Work Preservation Committee, as established effective August 1, 2006, to initiate such modifications to the Agreement during its term as may be necessary to enhance builder competitiveness and preserve work opportunities for employees and Individual Employers covered by this Agreement.

WITNESSETH:

Section 1 - General Provisions

A. Definitions

(1) a. The term "Employer" shall refer to the Construction Employers' Association of California, Inc.

b. The term "Individual Employer" shall mean (1) an employer who

has authorized the Association (Employer) to represent said Individual Employer with respect to collective bargaining with the Union; or (2) is bound to the terms and conditions of this Agreement under the subcontracting requirements of this Agreement; or (3) directly signs this Agreement with the Union as an Independent or Non-Association Member. The Employer agrees to provide the Union with a current list of Individual Employers who it has authority to represent.

(2) The term "Union" shall refer to the Northern California District Council of Laborers.

(3) This Agreement shall apply to any employee who performs work falling within the presently recognized jurisdiction of those Local Unions of the Laborers' International Union of North America affiliated with the Northern California District Council of Laborers; except that this Agreement shall not apply to superintendents, assistant superintendents, civil engineers and their helpers, timekeepers, messenger persons, confidential employees and office help.

(4) This Agreement shall apply to Northern California, which term means that portion of the State of California above the Northerly boundary of Kern County, the Northerly boundary of San Luis Obispo County, and the Westerly boundaries of Inyo and Mono Counties, which includes the following counties: Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo and Yuba.

(5) The “method of delivery of notices,” required by this Agreement shall be satisfied by one of the following means of delivery: email, fax, certified mail, regular mail.

B. Coverage and Description of Laborers' Work Covered by this Agreement.

(1) This Agreement shall cover all work coming within the recognized jurisdiction of the Laborers' International Union of North America.

(2) Subject to the preceding paragraph and subject also to the provisions of Section 14 of this Agreement, it is agreed that Laborers' work shall include but not be limited to: All Laborers' work necessary to tend the carpenters and other building trades craftsmen, stripping of concrete forms, handling and raising of slip forms, sewer cleaners, gardening, horticulture, landscaping, trackmen (construction, maintenance, repair), all cleanup of debris, grounds and buildings, graffiti abatement, steam cleaning; all cleaning of illegal encampments, to include the cleaning of any biohazards associated with the encampments; and all General Laborers' work. In accordance with Green Book Decision dated August 2,

1920 - December 11, 1924, the loading and unloading, carrying and handling of all rods and materials for use in reinforcing concrete construction shall be done by Laborers under the supervision of such person as the Employer may designate. The hoisting of rods shall be done by Laborers, except when a derrick or outrigger operated by other than hand power is used.

All Laborers' work in connection with excavation for building and all other construction, including digging of trenches, piers, foundations and holes; digging, lagging, sheeting, cribbing and bracing of foundations, holes, caissons and cofferdams, manning, setting and moving all manually movable pumps. (This does not restrict the Laborers from performing other work.)

All Laborers' work in connection with concrete work, including rough striking, chipping and grinding, sealing, sandblasting, mixing, handling, shoveling, conveying, pouring, concrete pumps and similar type machines, grout pumps, nozzlemen (including gunmen and potmen), vibrating, guniting and otherwise applying concrete, whether done by hand or any other process, and wrecking, stripping, dismantling and handling concrete forms and false work, including tending of plasterers and brick and block layers.

All Laborers' work in the excavation, grading, preparation concreting, asphalt and mastic paving, paving, ramming, curbing, flagging and laying of other stone materials, and surfacing of streets, ways, courts, underpasses, overpasses and bridges.

All work in connection with the operation of spreader boxes, such as True-Lay, Rola Pavers and Laytons or similar type models, including but not limited to all shoveling and shifting material and cleaning of boxes, shall be the work of the Laborers. All Laborers' work in connection with the cutting of streets and ways for all purposes, including aligning by any method, digging of trenches, manholes, etc., handling and conveying of all materials for same; concreting of same; and the backfilling, grading and resurfacing of same.

All Laborers' work in connection with the construction of caissons, cofferdams, subways (except as covered by Master Tunnel Agreement), aqueducts, water lines, culverts, flood controls, airports, drains and sewers, and any type of conduit, no joint pipe, including the cribbing, lagging, bracing, sheeting, checking grade for pipelaying, trench jacking and handling of lagging hammers on all open trenches and ditches. All Laborers' work in connection with shoring, underpinning including cutting, fitting, placing and raising of all structures.

All mechanical, pressurized, and process pipe work, including the laying and installation of pipe above and below ground, cathodic protection, bolt up, and support installation in connection to water and/or sewage conveyance, production, purification, filtration, and treatment facilities, whether temporary or permanent.

All Laborers' work in connection with drilling, all work of loading, placing and blasting of all powder and explosives of whatever type regardless of the method used for such loading and placing.

All signaling and rigging in connection with Laborers' work.

All Laborers' work in connection with the wrecking of buildings and other structures.

All Laborers' work in connection with the slinging, handling and placing of all rip-rap, rock and stone on highways, jetties, seawalls, waterfront structures and dikes; all Laborers' work in connection with sheet piling for underground excavations, including but not limited to sewers, earth retention; retaining walls or wherever used; mechanically stabilized earthen (MSE) walls, reinforced soil slopes (RSS), geosynthetic reinforced soil (GRS) walls, access ramps, bridge abutments, and wing walls construction and installation, including straps, facing, reinforcing mesh and strips, fabrics, precast panels, precast concrete blocks, dry cast modular blocks, gabions, welded wire mesh, drainage, drainpipe, and backfill and topsoil.

All wrecking work on construction and/or razing sites: all Laborers' work on pre-casting or prefabrication at the construction project site or at a precast or prefabrication yard specifically established and operated for that one particular construction job.

All work in connection with the operation of such equipment that is necessary and incidental to carry out the work of the Laborer.

All Laborers' work in connection with the laying and/or applying of fabrics connected to asphalt, portland cement concrete (pcc), and aggregate paving work.

All Laborers' work in connection with the cleanup and removal of fire debris from major woodlands fires. This will include but not be limited to removal of stumps, trunks, branches, and all other damaged materials caused by water and/or extinguishing fire retardant substances. Further, all work in connection with fire prevention needed/required by agencies and owners to avoid future major woodlands fires.

When an Individual Employer, at his/her discretion, wishes to utilize Employees covered by this Agreement to perform temporary lights at the jobsite, including, but not limited to Boloney Cords, Stand Lights, String Lights and Temp Power Boxes, such Employees may be employed in accordance with the Agreement.

(3) All classifications listed in Supplement No. 1 of this Agreement which are not listed under this Section shall be included in the coverage and description of Laborers' work just as though incorporated in full in this Section.

(4) Should an Individual Employer signatory to this Agreement subcontract the masonry or plastering portion of a project, said contract shall specify that the work to be performed shall be done under the terms and conditions of the current Masonry and/or Plaster Tender Agreement that has been negotiated by the Northern California District Council of Laborers or its affiliates, which is in effect in the territory in which the work is performed. However, masonry work which is incidental to the work of the Individual Employer may be performed under the terms and conditions of this Agreement.

(5) Any Employer not signatory to both the Tunnel and Laborers' Master Agreement shall agree that whenever work is performed which is covered by the terms of the Laborers' Master Tunnel Agreement for the forty-six (46) Northern California Counties, the provisions of that Agreement shall be fully applicable to and binding upon the Individual Employer.

(6) Should an Individual Employer signatory to this Agreement subcontract landscaping work, such work shall be performed under the terms and conditions of the current Laborers' Landscaping Agreement that has been negotiated by the Construction Employers' Association and the Northern California District Council of Laborers which is in effect in the County in which the work is performed.

Section 2 - Bargaining Representatives

A. Union's Recognition of Collective Bargaining Representative of Employer.

The Union hereby recognizes and acknowledges that the Collective Bargaining Representative of Employer includes in its membership a majority of the Individual Employers in the highway, general building and heavy construction industry, and said Individual Employers are performing the greater percentage of work therein. By reason of such facts the Union hereby recognizes that the Collective Bargaining Representative of the Employer, as herein-above referred to, is the collective bargaining representative for all Individual Employers who authorize the Employer to represent them with respect to Collective Bargaining with the Northern California District Council of Laborers. A list of said Individual Employers shall be furnished to the Union at the commencement of negotiations and the Employer shall furnish the Union with a complete monthly report of any additions and deletions to the list of Individual Employers represented by the Employer.

In the event the Union (District Council) enters into any other agreement with other employers or employer associations concerning the type of work covered hereby in the area which shall have terms more favorable to such employers or employer associations and the members thereof than this Agreement, then such more favorable provisions shall become a part of and apply to this Agreement only in the geographical area where such other agreement is in effect and only as to the same types of work.

The Union has requested recognition as the Section 9(a) representative of the employees performing Laborers' work covered by this Agreement and has demonstrated or offered to demonstrate through authorization cards that it has the support of the majority of these employees.

The Employer and each Individual Employer expressly acknowledge that they and each of them have satisfied themselves that the Union and/or each of its local affiliates represents a majority of the employees employed to perform Laborers' work and agrees that the Union and/or each of its constituent Locals is the collective bargaining representative of such employees. The Employer on behalf of itself and each of its members and each Individual Employer specifically agrees that it and they are establishing or have established a collective bargaining relationship by this agreement within the meaning of Section 9(a) of the National Labor Relations Act of 1947, as amended. The Union is recognized as the sole and exclusive bargaining agent for itself, the Northern California District Council of Laborers and all of its affiliated Local Unions.

Any dispute concerning this section shall be resolved by a mutually agreed upon neutral Arbitrator, either during the term of this Agreement or anytime thereafter, whenever the issue is raised by either party. The Employer, on behalf of itself and each of its members and each Individual Employer, specifically agrees that the neutral Arbitrator may order (as the Arbitrator deems appropriate) the parties to bargain in good faith for any period following a written notice of termination of the Agreement unless and until a lawful impasse occurs or until a successor Agreement is negotiated.

B. Employers' Recognition of Union as Collective Bargaining Representative of Employees.

The Employer and the Individual Employers covered hereby recognize and acknowledge the Northern California District Council of Laborers of the Laborers' International Union of North America as the collective bargaining representative for the employees in the area aforementioned covering the jurisdiction of the Union.

C. Access to Project

A Union Representative shall have access to the project during working hours for the purpose of checking compliance with the terms of this Agreement.

Section 3 - Employment and Discharge

A. Union Security

(1) Every person performing work covered by this Agreement who is a member of the Union and in the employment of an Individual Employer on work covered by this Agreement on the effective date of this subsection 3A shall, as a condition of employment or continued employment, remain a member in good standing of the Union in the appropriate Local Union of the Union. Every person covered by this Agreement and employed to perform work covered by this Agreement shall receive pay according to this Agreement by the Individual Employer and shall be required, as a condition of employment, to apply for and become a member of and to maintain membership in good standing in the Union in the appropriate Local Union of the Union which has territorial jurisdiction of the area in which such person is performing work on or after the expiration of eight (8) days of employment on such work following the beginning of such employment on the effective date of this

revised subsection 3A, whichever is later. Membership in any such Local Union shall be available to any such person on the same terms and conditions generally applicable to other members.

If Federal law is hereafter amended to permit a lesser requirement for Union membership or Union membership as a condition of employment than provided in this subsection, the Collective Bargaining Representative of the Employer and the Union will promptly enter into negotiations with regard to such subject.

(2) The Individual Employer shall be required to discharge any employee pursuant to this subsection 3A only when a written notice from the Union or Local Union, with an immediate copy of such notice to the Union, of such employee's non-compliance with this subsection, stating all pertinent facts showing such non-compliance, shall have been served upon such Individual Employer and a reasonable time (not to exceed forty-eight (48) hours) has been allowed for compliance therewith.

B. Employment

(1) The Union or Local Union shall maintain open and non-discriminatory hiring halls for the use of workers desiring employment on work covered by this Agreement and such workers shall be entitled to use such hiring halls. It is mutually agreed by the Employer and the Union to fully comply with all of the provisions of Title 7 of the Civil Rights Act of 1964, Presidential Executive Order #11246, the Americans with Disabilities Act of 1990, and the California Fair Employment Practices Section, to the end that no person shall, on the grounds of sex, race, color, disability, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination by not having full access to the contents of Section 3 of this Agreement. (A list of Local Unions, their telephone numbers and daily dispatching hours is attached hereto as "Schedule A" for convenience only.)

The Union shall retain full power to change the location of any hiring hall listed herein, to change the daily dispatching hours listed herein or to cause the merger, amalgamation or consolidation of any two or more hiring halls listed herein. The Union shall give notice in writing to the Employer whenever any such change, merger, amalgamation or consolidation becomes effective. If the Employer desires a location of a hiring hall or daily dispatching hours other than as specified herein, notice of such desire shall be given to the Union in writing and the Collective Bargaining Representative shall promptly enter into negotiations with regard to such subject.

(2) Each person desiring employment shall register through such hiring hall by appearing personally and by indicating his/her name, address, telephone number, Social Security Account Number, qualifications and employment desired, or by telephone in those Local Unions permitting telephone registration. Each such person shall be listed numerically in the order in which he/she registers.

(3) No person shall be entitled to have his/her name placed on any employment list which is applicable to a particular type or classification of work unless he/she has been employed in such type or classification of work for six months consecutively or accumulatively within a period of three (3) years immediately preceding the date of his/her registration.

(4) The Individual Employer shall contact the appropriate hiring hall of the Local Union having work and area jurisdiction for all Laborers as he/she or it may from time to time need, and the Local Union shall furnish to the Individual Employer the required number of qualified and competent Laborers of the classifications needed by the Individual Employer in accordance with the provisions of this subsection 3B, if such Laborers are available.

(5) When requesting Laborers, the Individual Employer shall submit job orders indicating the number of persons desired, qualifications of each person desired, project specific requirements of each person desired, the location of the job, the reporting date and time and the representative of the Individual Employer to be contacted on the job site.

(6) The appropriate hiring hall of the Local Union of the Union having work and area jurisdiction will furnish in accordance with the request of the Individual Employer such qualified and competent Laborers of the classifications needed from among those entered on said lists to the Individual Employer by use of a written referral in the following order of preference:

Persons shall be referred in the order in which they are registered if their registration indicates that they are qualified for and desirous of taking such referral, unless they are not available for referral, subject to the following conditions: First,

(a) Notwithstanding any other provision of this Agreement, the Individual Employer may request a person by name, out of order, and such person must be dispatched if such person is registered on the out-of-work list and if such person was employed previously by such Individual Employer or member of a joint venture within three (3) years prior to such request within the territorial jurisdiction of the appropriate Local Union of the Union.

(b) In addition to requests permitted by the provision of subsection 6(a), the Individual Employer may request any person registered on the out-of-work list out of order for any reasons; provided, however, that at no time shall any job contain more than fifty percent (50%) of persons requested under subsection 6(b). It will not be a violation of this Agreement for an owner (1 person) to perform Laborers' work when needed, provided that said owner is performing work with at least one (1) additional Laborer on the job site.

(c) Any Local Union, may at its option, permit a percentage of individual requests greater than fifty percent (50%) on any job. Such permission shall not be deemed a violation of this Agreement.

(d) Notwithstanding the above, the mobility of all employees who have been employees of the Individual Employer for a period of three hundred sixty (360) hours out of the immediate preceding six (6) months, shall not be restricted for any reason subject to Section 3A, Union Security. In order for the Individual Employer to exercise the mobility provisions set forth in this paragraph, the Individual Employer shall:

(1) Provide the appropriate Local Union with a current list of names and Social Security Numbers of those employees who are eligible for mobility, prior to any employee being moved; and

(2) The Individual Employer shall notify the appropriate Local Union of a job or project of more than five (5) day's duration.

(3) In cases where an Individual Employer is found to have dispatched certain employees not eligible for mobility to a job site as defined herein, then the Local Union having jurisdiction in the project area shall notify the employer of such violation or error. The Individual Employer, upon notification by the Union, shall within one (1) working day, correct said violation or error to the satisfaction of the Union. Additional laborers shall be obtained in accordance with the hiring hall procedures from the Local Union in the area where work is performed. All laborers shall have in their possession proof of proper dispatch and Union status which shall be produced upon request of Local Union representative in the area where the job is located. Any violation not resolved to the mutual satisfaction of the parties shall be subject to Section 9 of this Agreement.

(4) No employee of the Individual Employer shall suffer loss of mobility for a break in service of two (2) months or less with the employer if the break in service is due to illness, extended vacation or winter shutdown.

(e) No person shall be dispatched pursuant to the provisions of subsection 6(a), 6(b) or 6(c) of this Section unless the Individual Employer's request is in writing, dated, is signed by an appropriate management representative, specifies whether the person is a rehire and names the job for which rehire is requested.

Second, persons who, within five (5) years immediately preceding the job order, performed work covered under this Agreement in the geographical area covered by this Agreement in the order in which they registered.

Third, persons who are registered in the order in which they registered by qualification.

(7) Available for employment shall mean: All persons eligible for referral shall be present at the hiring hall or present at their residence or mobile phone (during dispatching hours, unless excused for the following reasons) in those Local Unions permitting telephone dispatch:

(a) When a death or imminent death occurs in the immediate family or other close family member, from the date of death and not exceeding one week after the date of burial, however, they shall produce bona fide proof of such death or imminent death from hospital or family doctor.

(b) Persons on jury duty, providing they produce bona fide proof that they are serving on a jury.

(c) Persons temporarily serving in the U.S. Military, providing they show bona fide proof of such service.

(d) Attendance at Workers' Compensation Hearing or any administrative or court appearance, upon a showing of *bona fide* proof of a required appearance.

(e) Hospitalization or medical treatment of the member or an immediate family member, requiring the attendance of or involving family responsibilities of the member (for up to one [1] week) upon appropriate proof.

(f) Confinement of a spouse because of pregnancy and the anticipated imminent delivery of a child (for up to one week) upon appropriate proof.

(g) Training sponsored by the District Council upon appropriate proof.

(8) When ordering workers, the Individual Employer will give notice to the appropriate hiring hall of the Local Union, if possible, not later than 2:30 p.m. of the day prior (Monday through Friday) or, in any event, not less than seventeen and one-half (17-1/2) hours, if possible, before the required reporting time. In the event that forty-eight (48) consecutive hours after such notice (Saturday, Sundays and recognized holidays excluded), the Local Union shall not furnish such workers, the Individual Employer may procure workers from any other source or sources. If workers are so employed, the Individual Employer shall promptly report to the appropriate hiring hall of the Local Union, in writing or by phone with written confirmation within forty-eight (48) hours, the name, address and Social Security Account Number of the employee procured from such other source or sources and the date of employment and the location of the job on which he/she is employed. Workers who report on the first day are to be paid from the time they report to the Individual Employer's designated location.

(9) Dispatching hours shall be as specified in subdivision (1) of this subsection 3B or as specified in the notice or notices submitted pursuant to subdivision (1) of this subsection 3B. In emergency cases, individuals may be dispatched other than at such dispatching hours.

(10) Each person, upon being referred, shall receive a written referral to be transmitted to the Individual Employer representative at the job site indicating the name, address, Social Security Account Number, type of job, date of proposed employment and date of referral.

(11) To insure the maintenance of a current registration list, all persons who do not re-register or answer roll call, as the case may be, on each regularly scheduled roll call day (which shall not be more often than once a week), shall be removed from the registration list unless excused in accordance with subsection 3B(7). Any person may re-register by phone and must be personally present at the phone during dispatch hours. If a referral is made by phone, a written dispatch slip must be sent to the Individual Employer and worker. Any person who is permitted to register by telephone under this subsection 3B must appear personally at the appropriate hiring hall on roll call day. If such persons re-register or answer roll call pursuant to the provisions of this Section, they shall maintain their previous position on such list, subject to the provisions of subsection 12 of subsection 3B following, such person shall not be entitled to the position he/she held prior to his/her elimination in the event he/she re-registers or answers roll call, as the case may be. Persons will be excused from answering roll call only for the reasons enumerated in subsection 3B(7).

(12) Persons shall be eliminated from the registration list for the following reasons:

(a) Dispatched to a job - except that any person who is rejected by the Individual Employer or who fails to complete four (4) full days (thirty-two [32] hours, accumulated from Individual Employers) of work and/or pay shall retain his/her position on said list; provided, no person who is rejected by the Individual Employer shall be re-referred to such Individual Employer with respect to the same request pursuant to which he/she was initially referred.

(b) Failing to accept suitable employment one time during the current week at the time of dispatch. Employment which cannot be reached by an individual because of lack of transportation shall not be deemed suitable as to him/her.

(c) Unavailable for employment.

(d) Any person dispatched to a job who fails to report for work.

(13) Notwithstanding the provisions of this subsection 3B, upon the same notice as required in Section 3B(6)(e) being given to the appropriate Local Union of the Union, an Individual Employer shall have complete freedom to employ the first key Laborer.

(14) Subject to the provisions of this Agreement, the Individual Employer shall have complete freedom of selectivity in hiring and the Individual Employer retains the right to reject any job applicant referred by the Union for just cause including but not limited to persons unable to produce legal residence documentation as required under the Immigration Reform and Control Act of 1986. In the event an Individual Employer receives two (2) referrals from the Local Union not meeting the skill requirements of the hiring request, the Individual Employer shall be free to secure such skilled person from any available source subject to Section 3A of this Agreement.

(15) The Local Unions and the Union shall post in places where notices to applicants for employment with the Individual Employers are customarily posted, all provisions relating to the functioning of the hiring arrangements, including the provisions set forth in this Section, and each Individual Employer shall similarly post in places where notices to employees and applicants for employment are customarily posted, a notice of the hiring arrangements set forth in this Section.

(16) Selection of applicants for referral to jobs pursuant to this Agreement shall be on a non-discriminatory basis and shall not be based on, or in any way affected by, Union membership, bylaws, rules, regulations, constitutional provisions, or any other aspect or obligation of Union membership, policies or requirements, provided that the provisions hereof shall not modify or qualify the requirements of subsection A of this Section 3.

(17) Any hiring hall registrant who misuses the hiring hall and the relationship with signatory Individual Employers by failing to appear for work for which he/she has been dispatched; or failing to appear at the jobsite ready and prepared to work; or accepting employment for which the laborer is not qualified may, at the Local Union's discretion, be suspended from utilizing the hiring hall out-of-work list for subsequent offenses; and may be denied referrals for which the applicant is not qualified until he/she demonstrates that he/she possesses the qualifications to the Laborers' Training Center.

Any appeal of these penalties must be submitted to the Hiring Hall Arbitrator under Section 3B(18) whose decision shall be final and binding.

(18) Any person aggrieved by the operation of the hiring hall shall submit his/her grievance to the permanent hiring hall neutral arbitrator provided that such submission is made in writing stating the reasons for the grievance within ten (10) working days after the occurrence of the grievance.

The Arbitrator shall have full power to adjust the grievance, and his decision thereon shall be final and binding upon the person submitting the grievance and all parties hereto. Forms for the submission of any such grievance shall be available at all times in the office of the Union and each Local Union.

The permanent hiring hall neutral arbitrator shall be Robert M. Hirsch and notices required by this Section shall be mailed or delivered to P.O. Box 170428, San Francisco, CA 94117. The date of this postmark and/or date of delivery of the grievance, whichever is later, shall toll the running of the ten (10) day period. The costs of arbitration shall be borne equally by the Employer and the Local Union regardless of who the Local Union or Individual Employer is.

(19) The Union recognizes the need of the Individual Employer to have access to Union dispatched Laborers on an expedited basis and the Individual Employer recognizes the Union's obligation to operate a fair and efficient hiring hall. Notwithstanding the other provisions of this article, if the Individual Employer contacts the Local Union after posted dispatch hours and requests workers to be dispatched to a job site within twenty-four (24) hours of the Individual Employer's call to the Local Union (and the Individual Employer does not request the Laborer by name pursuant to subsection 6(a) or subsection 6(b) above), then the Local Union shall dispatch the person nearest the top of the out-of-work list who is present at the Local Union hiring hall, and if no Laborer is present, the person nearest to the top of the out-of-work list who can be contacted by telephone. If the Local Union is unable to contact a registrant by telephone after one (1) telephone call, the Local Union shall call the next qualified person on the list. A person who is not present at the Local Union hiring hall or reachable by telephone for an expedited dispatch under this section shall not be eliminated from the out-of-work list.

C. Discharge

No employee shall be discharged or discriminated against for activity in or representation of the Union or any Local Union. The Local Union shall be the sole judge of the qualifications of its members.

The Individual Employer shall be the sole judge of the qualifications of all of their employees, and may on such grounds, discharge any of them. After forty (40) hours of employment, no employee shall be discharged without just cause. In the event of discharge without just cause, the employee shall, if he/she so desires, be reinstated with payment for time lost. In the event of a dispute, the existence of "just cause" shall be determined under the grievance procedure provided for in Section 9 hereof. In the event of reinstatement, the amount of back pay awarded under Section 9 hereof may not exceed 90 days unless the grievant was employed by the Individual Employer who discharged him/her for more than 1500 hours in the two (2) years preceding the date of discharge.

During the first forty (40) hours of employment, the individual employer may reject or discharge any employee for any reason.

D. The Individual Employer may notify the Local Union hiring hall of all employees who have quit, or been terminated or recalled during the week. Such notification may be on a written form which will include the following information:

NAME OF EMPLOYER COMPANY
NAME OF EMPLOYEE
DATE OF TERMINATION
DATE OF RECALL
REASON FOR TERMINATION

E. No employee may be transferred from an Individual Employer's payroll to another Individual Employer's payroll except in accordance with subsection 3B, except any transfer to and/or from a joint venture of which the Individual Employer is a partner.

Section 4 - Show-Up Time

A. The Individual Employer is not obligated to pay show-up time to any applicant/employee who fails to comply with the company code of safe practices.

B. When any employee reports for work and there is no work provided by the Individual Employer, he/she shall be paid two (2) hours show- up time at the applicable rate plus zone pay where applicable, provided, however, no show-up time will be payable to any person who reports for work without the necessary and legally required documentation to establish work right status under applicable Immigration and Naturalization Laws. If work is suspended on account of weather conditions, the employee shall be entitled to show-up time only if he/she remains on the job site for two (2) hours pending abatement of such weather unless sent home earlier by the Individual Employer. If work is to be suspended for any reason, the employee shall be notified at least two (2) hours before being required to report for work. The employee shall keep the Individual Employer informed at all times of his/her correct address, and if he/she has a telephone, his/her telephone number. If an employee does not keep the Individual Employer so informed, the Individual Employer shall be relieved of the duty of giving such notice and further he/she shall not have to pay such employee show-up time. Radio and/or TV notice is acceptable on remote projects as means of notification providing the Union is notified in writing at the commencement of the job.

Section 5 - Higher Wages

No employee receiving a higher rate of pay shall suffer a reduction of pay by reason of the execution of this Agreement.

Section 6 - Lunch Time, Rest Periods, and Heat Illness Preventative Cool-Down Rest

A. There shall be a regularly established meal period. The meal period shall be one-half (1/2) hour and shall be scheduled to begin not more than one-half (1/2) hour before and

completed not later than one (1) hour after the midpoint of the regularly scheduled hours of work for each Employee's shift.

If the Individual Employer requires the Employee to perform any work through his/her scheduled meal period, the employee shall be paid at the applicable overtime rate for such meal period and shall be afforded an opportunity to eat on the Individual Employer's time.

Any employee required to work more than two (2) hours overtime at the end of a shift shall be permitted a one-half (½) hour meal period for which he/she shall receive regular overtime pay. No work shall be performed by him/her during such meal period. (Meal periods may be staggered from the 10th to the 11th hour.) However, if an Employee works over ten (10) hours, the Individual Employer and Employee may mutually agree to waive the Employee's entitled second (2nd) meal period so long as the first meal period was taken and the Employee works not more than a total of twelve (12) hours.

B. Employees shall be authorized and shall be permitted to take a total of ten (10) minutes during each four (4) hour segment of their assigned work shift for a rest period.

There shall be no formal organized rest periods during working hours and as far as practicable the break will be taken as near to the middle of each four (4) hour work segment as possible. Rest periods shall be scheduled in a manner so as not to interfere with workflow or continuous operations and Individual Employers shall be able to coordinate the timing of each ten (10) minute rest break with their Employees to assure the continuity of work. Employees shall be required to remain in their respective work area, or to take their rest period in a specific area designated by the Individual Employer. The second rest period may be added to the end of the meal period or workday when working conditions so dictate as determined by the Individual Employer. Employees who work more than ten (10) hours shall be authorized and permitted three ten (10) minute rest periods.

It is understood that the Employee will take his/her appropriate rest period unless the Individual Employer specifically directs the Employee not to take this rest break due to operational requirements. Employees are required to notify their supervisor whenever they are unable to take their rest periods.

If an Individual Employer fails to authorize and permit an Employee with a rest period as provided herein, the Employee shall be paid a penalty payment equal to one (1) hour at his/her applicable straight-time hourly wage rate excluding fringe benefits – one penalty payment covers any/all missed rest periods that day.

The rest period provisions of this Agreement will be interpreted consistently with the rest period requirements of Industrial Welfare Commission Wage Order 16.

C. A heat illness preventative cool-down rest shall be made available for employees in order to prevent heat illness in accordance with Cal/OSHA requirements.

If an Individual Employer fails to provide an Employee a preventative cool-down rest in accordance with this Section, the Individual Employer shall pay the Employee, as a penalty, one additional hour of straight-time pay at the Employee's regular rate of compensation, excluding fringe benefits, for each work day that a requested preventative recovery period is not provided. No employee shall be discriminated against for exercising his/her rights pursuant to this Section.

D. All disputes concerning meals, rest periods and/or heat illness preventative recovery periods are subject to the Grievance Procedures in Section 9 of the Agreement and must be brought to the attention of the Employer, in writing, by the Union or Employee within ten (10) working days of the alleged violation. Decisions resolving disputes arising out of the Grievance Procedures shall be final and binding upon both parties.

Section 7 - Records

A. Each Individual Employer shall provide a proper means for registering the reporting, quitting time, and as supplied by the employee, the address and telephone number of all employees covered by this Agreement. In the event of a dispute, such records shall be accessible to the business representative of the Union or Local Union during working hours.

B. Each Individual Employer, upon request of any Trust Fund specified in this Agreement, shall permit a Trust Fund Auditor to review any and all records relevant to the enforcement of the provisions of this Agreement pertaining to the Trust Funds. Such review shall be permitted not less than ten (10) working days after demand.

Section 8 - No Cessation of Work

It is mutually agreed and understood that during the period when this Agreement is in force and effect, the Union or any Local Union will not authorize any strike, slow-down, or stoppage of work in any dispute, complaint, or grievance arising under the terms and conditions of this Agreement, except such disputes, complaints, or grievances as arise out of the failure or refusal of any Individual Employer to comply with the provisions of the hiring clause, Section 3A or B hereof, or as permitted under Section 28B and C hereof or whenever an Individual Employer pays Laborers improperly with checks which do not clear for collection. As to any Individual Employer who shall fail or refuse to comply with the provisions of the sections specified herein, so long as such failure or refusal continues it shall not be a violation of this Agreement if the Union or any Local Union withdraws its members who are subject hereto from the performance of any work for such Individual Employer, and such withdrawal for such period shall not be a strike or work stoppage within the terms of this Agreement. In the event that any employees of any Individual Employer should be withdrawn by reason of any dispute, complaint, or grievance arising out of the violation of any similar hiring clause in any agreement between Employer and any other Union, then the Union or any Local Union may respect such withdrawal and for the period thereof may refuse to perform any work for such Individual Employer, and such refusal for such period shall not be a violation of this Agreement.

Any employees so withdrawn or refusing to perform any work as herein provided shall not lose their status as employees, but no such employee shall be entitled to claim or receive any wages or other compensation for any period during which he/she has been so withdrawn or refused to perform any work.

Section 9 - Grievance Procedure

Any dispute concerning the interpretation or application of this Agreement, other than a jurisdictional dispute or a dispute arising out of Section 3A or 3B, or a dispute arising out of subsection 13C(4), or a dispute arising out of Section 28 and seeking to collect funds allegedly owed under the Health & Welfare Plan, Pension/Annuity Plan, Vacation-Holiday-Dues Supplement Plan, and/or Training- Retraining/Apprenticeship Plan, which said sections and the subsections thereof are specifically exempted by the provisions of this Section, the following procedure will apply:

1. In the event that a dispute arises on a job, it shall be first reported to the Individual Employer and/or the Business Agent of the appropriate Local Union who shall then attempt to adjust said grievance or dispute at the job site level.

2. The grieving parties shall specify the date(s) of the alleged violation(s) and the provision(s) of the Agreement applicable to the dispute.

3. If said grievance or dispute is not satisfactorily adjusted by the appropriate Local Union or otherwise authorized Union Representative and the Individual Employer or his/her representative within three (3) days after submission to the Individual Employer, the matter may be submitted by either party to a permanent Board of Adjustment created for the settlement of such disputes.

4. The Board of Adjustment shall be composed of two (2) members named by the Union, two (2) members named by the Association and an Impartial Arbitrator. At any point in the proceedings, should the panel be unable to reach a majority vote, the Arbitrator shall participate and his decision shall be final and binding.

5. In addition to any rules or procedures which the panel may adopt, the Board of Adjustment shall be governed by the following provisions:

    (a) No attorney shall be utilized unless either party notifies the other of its intent to do so with a minimum of fourteen (14) calendar days in advance of the hearing.

    (b) No briefs shall be submitted nor a transcript made of the hearing except by mutual agreement of the parties or by direction of the Arbitrator.

    (c) In the case of a deadlock, the Arbitrator shall render his decision upon the conclusion of the case at the Board of Adjustment hearing unless the time is extended by mutual agreement of the parties or at the request of the

Arbitrator, in which case the Arbitrator shall render a decision not later than thirty (30) days after submission. The Arbitrator shall not render an expanded opinion in any case unless requested by the parties.

(d) The parties shall select and utilize one (1) permanent impartial arbitrator who is willing to abide by the procedures set forth herein. The impartial arbitrator may be changed or replaced at the request of either party.

6. The Board of Adjustment shall meet not less than once each calendar month with the exception of the discharge cases which must be heard at the earliest possible date not to exceed fifteen (15) working days. Failure of either party to meet or participate in the procedure shall relieve the charging party of further compliance with the grievance procedure.

7. Decisions of the Board of Adjustment or an Impartial Arbitrator shall be within the scope and terms of this Agreement, and shall be final and binding upon all parties hereto. The Board of Adjustment or an Impartial Arbitrator shall only have jurisdiction and authority to determine the meaning, application of, or compliance with the provisions of this Agreement and shall not have jurisdiction or authority to add to or detract from, amend, modify or alter in any way the provisions of this Agreement or its intent.

8. In the event an Individual Employer fails to comply with any such decisions, the Union may withdraw employees or strike the Individual Employer and such action shall not be a violation of this Agreement so long as such noncompliance continues.

9. The expenses of the Joint Adjustment Board and the Impartial Arbitrator, including the cost of a court reporter, shall be borne by the Contract Administration/Market Preservation Fund.

10. No proceedings hereunder based on any dispute, complaint or grievance herein provided for, shall be recognized unless the grievance procedure steps outlined above have been followed. The Board of Adjustment may, by majority vote, for good cause, accept a late submission.

11. The Board of Adjustment shall establish regular meeting dates and administer grievances filed in conjunction with this Section as set forth in the rules and procedures which may be amended from time to time by the parties.

12. A decision of the Board of Adjustment by majority vote, or the decision of a permanent arbitrator shall be enforceable by a petition to confirm an arbitration award filed in the Superior Court of the City and County of San Francisco, State of California.

13. All hearings of the Board of Adjustment shall be in the County of Contra Costa and/or County of Alameda, unless mutually agreed to move to another location.

14. No proceedings hereunder based on any dispute, complaint, or grievance herein provided for shall be recognized unless adequate notice was given to the Employer and/or Union or Local Union within ten (10) working days, excluding Saturdays, Sundays and Recognized Holidays, after the alleged violation was committed.

15. In the case of discharge, the Board shall meet within fifteen (15) working days. The Board of Adjustment or Arbitrator shall be free to sustain the discharge or to find discipline other than discharge to be appropriate and may order reinstatement with full or partial back pay as he or it deems appropriate provided there shall be no discrimination on the part of the Individual Employer against any employee for activities in behalf of, or representation of the Union not interfering with the proper performance of his/her duties.

16. If failure of a Board of Adjustment to meet on a discharge case within fifteen (15) working days is due to the unavailability of the Union, the wage payment and Trust Fund contribution liability shall be limited to the above fifteen (15) working days. If the Employer or Individual Employer is unavailable to meet the wage payment and Trust Fund contribution, liability shall be continuing.

17. The Board of Adjustment shall settle any dispute or grievance involving a subcontractor as defined in Section 11 who has agreed under contract with the Employer, or any Individual Employer, or a subcontractor of the Employer, or any Individual Employer to perform on the job site any part or portion of the construction work covered by the prime contract, including the operation of equipment, performance of labor and installation of materials.

    When liabilities are assessed against a subcontractor for hiring violations as a result of a Board of Adjustment held under the provisions of Paragraph 17 and said subcontractor fails to satisfy said obligations, the Union shall promptly give written notice to the Individual Employer and subcontractor and the Individual Employer shall pay such obligations from the retention of such subcontractor.

18. The procedures specified herein shall be applicable to any Individual Employer whether or not he or she is a member of Employer or any other associations.

19. In those instances where the Individual Employer is not a member of the Employer, the Joint Adjustment Board shall establish procedures whereby the Employer members of the Joint Adjustment Board may consist of one Individual Employer who is not a member of the Employer.

20. All claims arising under the Fair Labor Standards Act, the California Labor Code and the Industrial Welfare Commission Orders (e.g., Wage Order 16), all derivative claims arising under California Business and Professions Code section 17200, et seq. and all similar claims arising under any applicable local law, shall be resolved exclusively through binding arbitration before an impartial arbitrator. Such claims

shall be resolved exclusively through binding arbitration before an impartial arbitrator and shall not be brought in a court of law or before any administrative agency such as the California Labor Commissioner. All substantive and procedural rights applicable to mandatory arbitration of statutory claims shall be observed (e.g., the right to more than minimal discovery, payment of costs by the employer, a written award, etc.). The arbitrator shall apply the shortest applicable statute of limitations applicable to each claim and shall be authorized to award any and all remedies otherwise available by law.

This Agreement prohibits any and all violations of the sections of the California Labor Code that are redressable pursuant to the Labor Code Private Attorneys General Act of 2004 ("PAGA"). Such claims shall be resolved exclusively through binding arbitration before an impartial arbitrator and shall not be brought in a court of law or before any administrative agency such as the California Labor Commissioner. This Agreement expressly waives the requirements of PAGA and authorizes the arbitrator to award any and all remedies otherwise available under the California Labor Code, except the award of penalties under PAGA that would be payable to the Labor and Workforce Development Agency.

Statutory claims described above shall be initiated by written notice within the statute of limitations period to the Individual Employer with a copy provided to the Northern California District Council of Laborers ("Union") and the Employer. The Union will provide the Employee, Employer and Individual Employer with the Impartial Arbitrator's contact information. Once a grievance is filed, the Union, the aggrieved employee and the Individual Employer shall meet within thirty (30) calendar days, or other time as mutually agreed upon, to discuss and attempt to resolve the grievance. Should the grievance not be satisfactorily resolved to the satisfaction of the aggrieved employee within the foregoing time frame, the aggrieved employee may proceed directly to arbitration.

Should the Impartial Arbitrator designated by the Parties to this Agreement be unavailable or unacceptable to the Individual Employer or Individual Employee, the Parties to this Agreement will provide a panel of three additional impartial arbitrators from whom the Individual Employer and Employee will select an arbitrator using an alternative striking method with the Employee striking first.

The Impartial Arbitrator shall have the authority to consolidate individual statutory claims for hearing but shall not have the authority to fashion a proceeding as a class, collective or representative action, except with respect to PAGA claims as provided in this subsection, or to award relief to a group or class of employees in one grievance or arbitration proceeding.

If a court of competent jurisdiction finds any term or clause in this subsection to be invalid, unenforceable, or illegal, such a term or clause may be revised to the extent required according to the opinion of the court to render this subsection enforceable or valid so as to preserve the agreement and intent to the fullest possible extent.

This subsection shall apply to any representative PAGA claims, class and/or individual claims that arise or are pending during the term of the parties' current collective bargaining agreement, regardless of when they were filed with any court or administrative agency.

Section 9A - Contract Administration/Market Preservation Fund

A trust fund entitled "The Contract Administration/Market Preservation Fund" shall be used to provide for the costs to the Employer for administering the provisions of this Agreement on behalf of Individual Employers signatory to this Agreement and for the purpose of monitoring market interests of the unionized segment of the industry. The contribution into the Contract Administration/Market Preservation Fund, effective June 27, 2022 shall be ten cents ($.10) per hour for each hour paid for or worked. At the discretion of the Trustees of said Trust, contributions to the Contract Administration/Market Preservation Fund may be increased by up to two cents ($.02) per hour during the term of the Agreement. Such increase or increases are to be effective on such dates as determined by the Trustees. The contributions into the Contract Administration/Market Preservation Fund shall not exceed twelve cents ($.12) per hour for each hour paid for or worked. The trust fund shall be administered solely by Trustees selected by the Employer in accordance with a trust agreement to be executed by the Employer. The contribution as described above shall commence with the work month following notice by the Laborers Northern California Trust Fund Corporation to the Individual Employers. The Union shall have the right, not more than one (1) time per year, to independently audit the Trust Fund.

Section 9B - Building Industry Stabilization Fund

The Individual Employer shall contribute, effective June 27, 2022, eighteen cents ($.18) per hour for each hour paid for or worked by workers in work covered by this Agreement to the Building Industry Stabilization Fund.

The purpose of such funds shall be to enhance builder competitiveness and preserve work opportunities for employees and individual employers covered by the Agreement through administration of the Laborers' Building Work Preservation Committee. Such contributions shall continue until written notice by the parties signatory hereto. Such trust fund shall be administered jointly by the signatory parties.

Section 9C – Construction Employers' Association and Northern California District Council of Laborers' Contract Interpretation and Application Trust Fund

The Individual Employer shall contribute two cents ($.02) per hour for each hour paid for or worked by workers in work covered by this Agreement to the Construction Employers' Association & Northern California District Council of Laborers Contract Interpretation and Application Trust Fund. The purpose of such Trust shall be to act as an area and industry-wide labor management cooperation committee as provided by Section 302(c)(9) of the Taft-Hartley Act, including but not limited to the funding of reimbursement for expenses incurred in the administration and interpretation of this collective bargaining agreement.

Section 10 - Payment of Wages

A. Each employee shall be paid wages in full each week before or at quitting time on the Individual Employer's regular pay day unless specific arrangements to the contrary are made in writing between the Individual Employer and appropriate Local Union of the Union. Employees who quit or are laid off or discharged shall be paid in accordance with the laws of the State of California.

Any dispute regarding waiting time penalties shall be subject to the Grievance Procedures in this Agreement with not more than eight (8) hours pay at the straight time rate charged for any calendar day with a maximum of ten (10) days provided, however, that where the non-payment or delayed payment is willful, repeated, or intentional, the Board of Adjustment may award up to thirty (30) days' waiting penalties.

B. Each employee shall be given a statement at the time of each payment of wages as a detachable part of the check, draft, or voucher paying the employee's wages, with the Individual Employer's name and address, itemizing the employee's gross amount earned, total hours worked, Social Security tax, withholding tax and all other deductions, net wages earned, the inclusive dates of the period for which the employee is paid, name of employee and only the last four digits of his or her social security number or an employee identification number other than a social security number, all applicable hourly rates in effect during the pay period and the corresponding number of hours worked at each hourly rate, also a statement of hours applicable to Health and Welfare, Pension/Annuity, Vacation-Holiday-Dues Supplement and Training-Retraining/Apprenticeship Plans.

C. Individual Employers may pay employees utilizing the electronic direct deposit of wages or a debit pay card as provided under California law. Payment by direct deposit or a debit pay card shall be at the employee's option and not as a condition of employment.

Section 11 - Subcontractors

The terms and conditions of this Agreement insofar as it affects Employer and the Individual Employer shall apply equally to any subcontractor of any tier under the control of, or working under oral or written contract with such Individual Employer on any work covered by this Agreement to be performed at the job site or job yard, and said subcontractor with respect to such work shall be considered the same as an Individual Employer covered hereby. Subject to the provisions of this Section and any other Section of this Agreement applicable to subcontractors, if an Individual Employer shall subcontract work herein defined, such subcontract shall state that such subcontractor agrees to be bound by and comply with the terms and provisions of this Agreement. A subcontractor is defined as any person, firm or corporation who agrees under contract with the Employer, or any Individual Employer, or a subcontractor of the Employer, or any Individual Employer to perform on the job site any part or portion of the construction work covered by the prime contract, including the operation of equipment, performance of labor and installation of materials. The Individual Employer has the primary obligation for performance of all conditions of this Agreement. This obligation cannot be relieved, evaded or diminished by subcontracting. Should the Individual Employer elect to subcontract, the Individual Employer

shall continue to have such primary obligation. Said primary obligation shall be deemed conclusive evidence of the Unions majority status for the purpose of establishing the obligation of the Individual Employer to bargain collectively pursuant to Section 8(a)(5) of the National Labor Relations Act as amended with the Union upon expiration of this Agreement, but for no other purpose, statute or law.

An Individual Employer who provides in the subcontract that the subcontractor will pay the wages and benefits and will observe the hours and all other terms and conditions of this Agreement shall not be liable for any delinquency by such subcontractor in the payment of any wages or fringe benefits provided herein, including payments required by Section 28 (Health and Welfare, Pension/Annuity, Vacation-Holiday-Dues Supplement and Training-Retraining/Apprenticeship Funds), except as follows:

The Individual Employer will give written notice to the Union of any subcontract involving the performance of work covered by this Agreement no later than the first day on which the subcontractor has workers employed on the job, and shall specify the name and address of the subcontractor. Written notice at a pre-job conference shall be deemed written notice under this provision for those subcontractors listed at the pre-job only. Notification to the Union of any subcontractor not listed in writing at the pre-job must still be given in accordance with this paragraph.

If thereafter such subcontractor shall become delinquent in the payment of any wages or benefits as above specified, the Union shall promptly give written notice thereof to the Individual Employer and to the subcontractor specifying the nature and amount of such delinquency.

If such notice is given, the Individual Employer shall pay and satisfy only the amount of any such delinquency by such subcontractor occurring within seventy-five (75) days prior to the receipt of said notice from the Union, and said Individual Employer may withhold the amount claimed to be delinquent out of the sums due and owing by the Individual Employer to such contractor.

In the event the Individual Employer fails to give written notice of a subcontract as required herein such Individual Employer shall be liable for all delinquencies of the subcontractor on that job or project without limitation.

The Individual Employer shall not be liable for any such delinquency if the Local Union where the delinquency occurs refers any employee to such subcontractor after giving such notice and during the continuance of such delinquency. The provisions of this Section 11 shall be applied only to the extent permitted by law and, notwithstanding any other provision of this Agreement, no aspect of the subcontractors' clause, including its enforcement, may be enforced by or subject to strike action.

Section 12 - Conflicting Contracts

Any oral or written agreement between Employer or any Individual Employer and an individual employee, which conflicts or is inconsistent with this Agreement, or any supplemental agreements hereto, disestablishes or tends to disestablish relationship of Employer and employee, or

establishes a relationship other than that of Employer and employee, shall forthwith terminate. No oral or written agreement which conflicts or is inconsistent with this Agreement, or any supplemental agreements thereto, shall hereafter be entered into by and between Employer, or an Individual Employer, and any individual employee performing work covered by this Agreement. Any practice of the Employer or Individual Employer contrary to this Agreement shall forthwith terminate. Any such future practice shall not be binding on the Union or effect the interpretation of this Agreement unless specifically authorized by the Union in writing.

Section 13A - Elimination of Restrictions on Production

No rules, customs or practices shall be permitted that limit production or increase the time required to do any work. There shall be no limitation or restriction of the use of machinery tools or other labor-saving devices.

The Union and Employer recognize that drug and alcohol abuse by employees shall not be tolerated for safety reasons.

The Union agrees to cooperate with the Employer and the Individual Employer in establishing drug and alcohol abuse policies to the extent legally possible.

Management Rights Regarding Substance Abuse:

Notwithstanding any other provisions of this agreement, the Individual Employer expressly reserves the right, in its discretion, to undertake the following measures:

(1) In the sole discretion of the Individual Employer, requiring covered employees to submit to physical examination by competent medical personnel to determine whether there is a probability that the employee is suffering from any physical impairment which might cause the employee to be a safety hazard to himself/herself or others, or which might cause the employee to be unable to perform assigned tasks within the coverage of this Agreement in a prompt and competent manner. Such tests may include, in the discretion of the Individual Employer, such tests of the employee's bodily fluids or tissues as the Individual Employer may reasonably believe will elicit evidence of the employee's use of substances which are reasonably likely to alter or impair the employee's ability to perform his/her duties in a prompt, competent and safe manner.

(2) Implementation of rules regarding the discipline and/or discharge of any employees that the Individual Employer determines, as a result of the tests described in subparagraph (1), are reasonably likely to become voluntarily impaired or disabled from the safe performance of their work tasks as a result of the ingestion of alcohol or performance-impairing drugs.

(3) An Individual Employer may initiate unannounced random testing, a selection process where affected employees are selected for testing and each employee has an equal chance of being selected for testing. If an Individual Employer initiates

such testing, all employees shall be subjected to such testing. The Individual Employer may establish two random testing pools, one for DOT regulated employees and one for all others. An Individual Employer who initiates random testing shall specifically state in its notice to the Union and its notice to employees that employees will be subject to random testing. The Individual Employer shall give thirty (30) days notice to the Union and employees prior to implementing a random drug testing program.

(4) Implementation of a voluntary employee assistance program, to provide counseling, therapy and monitoring of those employees who request employer assistance in controlling and overcoming problems related to the use of drugs and alcohol.

(5) A member who refuses to submit to a drug/alcohol test when dispatched or a member who has a positive/failed "pre-employment" test shall not be paid show-up time, provided that the member does not perform any work for the Individual Employer.

Disputes arising from the implementation of the provisions of this paragraph shall be subject to the grievance procedures set forth in Section 9 of this Agreement.

Section 13B - Protective Clothing

The Individual Employer shall furnish the necessary goggles, hard hats or other protective clothing. Laborers working in rain, snow or sleet shall be furnished with waterproof clothing. Laborers working in gunite or handling concrete and/or cement shall be furnished rubber boots and gloves. Laborers working in mud or water shall be furnished boots. Such equipment shall be furnished by the Individual Employer free of charge and returned by the employee in the same condition as received subject to reasonable wear and tear. Such equipment shall be sanitized before reissue.

Section 13C - Safety

(1) The Union shall cooperate with the Individual Employer and with each employee in carrying out all pertinent rules and regulations dealing with health, safety and welfare of employees promulgated by the Department of Industrial Relations of the State of California. All employees shall perform their duties in each operation in such manner as to promote safe and efficient operations of each particular duty and of any job as a whole.

(2) All State and/or Federal and/or Local Safety Laws, Standards, Rules and Regulations shall be applicable to all work covered by this Agreement. The Individual Employer is solely responsible for implementing and maintaining such Laws, Standards, Rules and Regulations. Neither the Union nor any Local Union is responsible for implementing or maintaining such Laws, Standards, Rules or Regulations.

(3) Adequate first-aid equipment shall be maintained and provision shall be made for the safety of employees covered by this Agreement on each job by each Individual Employer. Each Individual Employer shall arrange for adequate and prompt transportation to a hospital or doctor for any employee who is injured on the job and may require doctor's care or hospitalization or both. Each Individual Employer must post the name and address of its doctor and of the Worker's Compensation Insurance carrier on the job site.

(4) No employee shall be discharged for refusing to work under conditions injurious to his/her health or safety as determined under any rule or regulation of the United States or State of California or any political subdivision. Such determination shall be made by a responsible agent of the State of California or OSHA or any of its political subdivisions, or by a safety inspector from the applicable insurance carrier.

(5) When drilling holes in rock or other dust producing material with air or power controlled drilling equipment (excluding jack hammer), dust shall be controlled by water, chemical or other suitable means within the maximum acceptable concentration as set forth in the California or OSHA Construction Safety Orders.

(6) Should the Individual Employer desire a change in variance in the California or OSHA Construction or any applicable Safety Orders, they will notify the Union in writing not less than thirty (30) days prior to making a request for such change.

(7) Manhaul trucks regularly used for personnel transport but not designed for this purpose, shall be provided with safe seating and side and end protection to prevent falls. Some convenient means of mounting and dismounting the truck shall be provided. Adequate protection shall be provided during inclement weather. A bell or other means of communication with the driver shall be installed.

(8) Employees who as a direct result of an on-the-job industrial injury are unable to complete a full day of work shall nevertheless be paid for the full day on which such injury occurred; provided, however, that said injury requires the attention of a licensed physician.

(9) The Local Union with area jurisdiction shall be notified within twenty-four (24) hours of any industrial injury which results in death or requires hospitalization.

Section 14A - Additional Work or Classifications

This Agreement shall not prevent the Employer from negotiating or making agreements with the Union for any work or classification not covered by this Agreement.

Whenever any work covered by this Agreement is to be eliminated or modified by the introduction of any new machine, mechanized process, new or different material, or new or different method or technology with respect to the performance of such work, persons employed under this Agreement and subject thereto, will be given preference for employment and will be assigned such

work where it is not in conflict with International jurisdictional agreements with respect to such new machine, mechanized process, new or different material, or new or different method or technology and the use of any such new machine, mechanized process, new or different material, or new or different method or technology shall be subject to and covered by this Agreement regardless of the nature, size or characteristics of such new machine, mechanized process, new or different material or new different method or technology.

It is not the intent of the parties to provide work where no job exists.

Section 14B - Jurisdictional Disputes

There shall be no cessation or interference in any way with any work of the Employer or any Individual Employer by reason of jurisdictional disputes between the Union and any other Union with respect to jurisdiction over any of the work covered by this Agreement. Such disputes shall be settled by the Unions, themselves, or submitted to the International Presidents of the Union involved in the dispute for determination. Until such determination is made and confirmed by the disputing Unions, the work shall proceed as originally assigned by the Individual Employer. Craft jurisdiction is neither determined nor awarded by classifications or coverage descriptions appearing in this Agreement.

Section 15 - Pre-Job Conference

There shall be a pre-job conference prior to the start of a job or project, at the option of either party, where the agreed or estimated price to be paid the Individual Employer and any of his/her or its subcontractors is one million dollars ($1,000,000) or more where construction conditions or remoteness of the project warrant it. The Individual Employer shall notify, in writing, the appropriate Local Union of the Union of an award of work within ten (10) days thereof so that a pre-job conference can be arranged.

Section 16A - Employer's Membership

This Agreement is made for and on behalf of and shall be binding upon all persons, firms or corporations that at the time of the execution of this Agreement have given or subsequently give bargaining authorization to the Employer as defined in Section 2A.
Once an Individual Employer is bound by the Agreement, they shall remain bound by the Agreement for the term thereof and shall remain bound by any modifications, extensions or renewals thereto unless that Individual Employer gives appropriate written notice to the Northern California District Council of Laborers prior to the termination of the Agreement.

Section 16B - Agreement Binding Upon Parties

This Agreement shall be binding upon the heirs, executors, administrators, successors, purchasers and assigns of the parties hereto.

Section 17 - Contracting Piece Work

No work shall be let or paid for by piece work, contract or lump sum direct with Laborers for labor services.

Section 18 - Wages

Wages for General Laborers and for special classifications are set forth in the Supplements attached hereto and made a part hereof as if set forth in full herein and shall be effective on June 27, 2022, and on succeeding anniversary dates as herein provided on all work, both old and new.

A. Zone pay for employees performing work under the terms of this Agreement is set forth in Supplement No. 5 attached hereto and made a part hereof as if set forth in full herein.

B. On a job where a Craft with whom the Individual Employer has negotiated a short work week terminates early on Friday, the Individual Employer will keep the laborer employed the balance of the work day when the Individual Employer determines that work is available.

C. On public work projects where wage determinations exist, such pre-determined wage and fringe rates referenced in the bid specifications shall remain in effect for the duration of said project, provided, however, that each segment let by the Owner shall be deemed the project; provided, further that this provision shall not apply to projects where the formal advertised sealed bid procedure is not used. Whenever non-signatory and/or non-union contractors appear on a public works plan holders list and where the prevailing wage determination is less than that which is provided for in the current Master Builders Labor Agreement, the employer signatory to the 2022-2027 Laborers' Master Builders Agreement may bid the project pursuant to the prevailing wage determination attached to and part of the bid specifications for that project. Payments to the Health and Welfare Trust Fund shall be maintained at the Laborers' Master Builders Agreement rates. In no event shall wages be frozen for more than thirty-six (36) months on any one project. Employers should notify the appropriate Local Union whenever utilizing this provision.

Section 19 - Wages Applicable to Classifications

Wage rates shall be recognized as applying to classifications rather than to persons and any worker performing work shall be paid at the rate which the classification of their work calls for, except when it is necessary to temporarily transfer workers from one classification to another, in which event such workers shall be paid on the basis of the highest rate and the duration of payment at the highest rate shall be reckoned by the day and the half day.

When workers are requested for one classification and this work is no longer available at the rate and type of work they were requested for, then the workers have the right to accept or reject the employment offered. If the worker so desires, worker shall be given a written notice of reduction

in force, stating that the classification that the worker was originally hired for is no longer available; or the worker may have the choice of a lesser rate of pay.

Section 20A - Overtime Rates, Hours and Working Conditions

1. Work Day

Eight (8) consecutive hours (exclusive of meal period), shall constitute a day's work for straight time rates unless the job or project is on a four-ten (4 x 10) hour day work week in which case the workday shall be ten (10) consecutive hours (exclusive of meal period) at straight time rates. (If all basic Crafts employed by the Individual Employer on the job site and/or contract, are employed on the basis of a four-ten (4 x 10) day hour work week, the Laborers' shall work on the same basis.)

2. Work Week

On single shift work and on the first shift of a multiple shift operation, five (5) consecutive days of eight (8) consecutive hours (exclusive of meal period), Monday through Friday, shall constitute a week's work except as otherwise provided for in this Agreement. The regular starting time of such shift shall be between 6:00 a.m. and 9:00 a.m.

(a) Where in any locality, existing traffic conditions, job conditions or weather conditions render it desirable to start the day shift at an earlier hour, not earlier than 5:00 a.m., or a later starting time not later than 10:00 a.m., the Individual Employer is permitted to do so.

(b) Special Single Shift: When the Individual Employer produces evidence in writing to the appropriate Local Union or the Union of a bona fide job requirement which certifies that work can only be done outside the normal shift hours, and notifies the appropriate Local Union or the Union at least three (3) days prior to the start of such special shift, the Individual Employer may initiate such special shift of eight (8) consecutive hours, exclusive of meal period, Monday through Friday. Such shift shall be in accordance with the provisions of subsection 5(a) of this Section. Provided, however, if by direction of the Contracting Authority, the bid specifications require it, or congestive traffic conditions on Fridays are such that work conditions would be unsafe for employees, or counter-productive to the performance of work, the special single shift may commence on Sunday with double time (2x) to be paid from the start of the shift to 8:00 p.m. and the applicable straight-time rate paid from 8:00 p.m. until completion of the eight (8) hour special single shift.

(c) Four-ten (4 x 10) Hour Work Week: An Individual Employer may establish a work week of four (4) consecutive days of ten (10) consecutive hours. Applicable overtime rate shall be paid for all work before a shift begins, after ten (10) hours, and on Saturdays, Sundays and holidays. In the event two (2) shifts are employed, nine and one-half (9-1/2) consecutive hours' work, (on the 2nd shift) exclusive of meal period, shall constitute a shift's work for which ten (10) hours shall be paid.

Provided, further, all shifts are worked the same four (4) consecutive days during a four-ten (4x10) hour day work week, except as may be changed by mutual agreement. All hours in excess of forty (40) hours in any one (1) week shall be compensated at the applicable overtime rate.

(d) In the event that work cannot be performed Monday through Friday or Monday through Thursday (four-ten [4 x 10] hour day work week) because of inclement weather, major mechanical breakdown or lack of materials beyond the control of the Individual Employer, employees (at their option) may make up such day on Friday or Saturday, whichever the case may be, and shall be paid at the applicable straight time rate.

(e) Notwithstanding the above, it shall not be a violation of this Agreement to start individual employees at no more than one (1) hour prior to the regularly established starting time.

3. Shift Work:

On shift work, the day shift, eight (8) hours work for eight (8) hours' pay. When two or three shifts are employed for five (5) or more consecutive days, seven and one-half (7-1/2) consecutive hours (exclusive of meal period), shall constitute a day of work, for which eight (8) times the straight time hourly rate shall be paid for the second shift. The third shift shall be seven (7) hours for eight (8) hours pay. On two (2) shift operations, the first shift shall have a regular starting time not earlier than 5:00 a.m., and not later than 8:00 a.m. On three (3) shift operations, the first shift shall start at 8:00 a.m. Shifts shall run consecutively with not more than one (1) hour between shifts.

The Friday graveyard shift, though coming off work Saturday morning, is to be considered working Friday. Work performed after 8:00 a.m. Saturday morning shall be deemed Saturday work.

The Saturday graveyard shift, though coming off work Sunday morning, is to be considered working Saturday. Work performed after 8:00 a.m. Sunday morning shall be deemed Sunday work. The Sunday graveyard shift, though coming off work Monday morning, is to be considered working Sunday, with the exception that a graveyard shift employee who has worked seven (7) or more hours prior to the scheduled starting time of the Monday day shift and continues to work after such starting time shall continue to receive the double time (2x) wage rate.

4. Weekends and Holidays:

One and one-half (1-1/2) times the regular straight time hourly rate shall be paid for all work on Saturdays (except make-up day) and before a shift begins and after it ends. Double the regular straight time hourly rate shall be paid for all work on Sundays, holidays and as provided for by state law. On two shift operations, Laborers working a complete second shift of shift work on Saturdays, Sundays and holidays shall be paid eight (8) hours of pay

at the appropriate overtime rate for seven and one-half (7 ½) hours of work. For work on Saturdays, Sundays and holidays on a three (3) shift operation, Laborers working a complete second shift shall be paid eight (8) hours of pay at the appropriate overtime rate for seven and one-half (7 ½) hours of work. Laborers working a complete third shift shall be paid eight (8) hours of pay at the appropriate rate for seven (7) hours of work.

5. Minimum Hours:

(a) From April 1 to November 14, the hours of employment shall be reckoned by the day and half day. From November 15 to March 31, the hours of employment shall be reckoned by the day, three-quarter day and half day. The fraction of a half or three quarter day shall be paid for as a half or three-quarter day. Overtime hours, Monday through Friday, shall be reckoned by the hour and half hour. If after work is begun, work is suspended on account of weather conditions, not less than four (4) hours (or five [5] hours on a four-ten [4 x 10] shift) at the applicable rate shall be paid for work performed and any time thereafter shall be reckoned by the hour. For new dispatches, minimum hours of not less than four (4) hours (or five [5] hours on a four-ten [4 x 10] shift) at the applicable rate, including fringe benefits, shall be paid for attending safety meetings or for completing paperwork. An individual who is dispatched and is required to undergo pre-employment testing shall be compensated for the actual time spent for pre-employment testing, at the applicable rate, not less than four (4) hours (or five [5] hours on a four-ten [4 x 10] shift). An individual who fails pre-employment testing will not be compensated.

(b) Whenever a Laborer is called out to work on Saturdays, Sundays or holidays (except on make-up days), he/she shall be paid at least four (4) hours, five (5) hours on a four-ten (4 x 10) shift, at the applicable overtime rate. All time worked beyond the first four (4) consecutive hours, five (5) consecutive hours on a four-ten (4 x 10) hour shift, on Saturdays, Sundays and holidays shall be reckoned by the hour at the applicable overtime rate.

On shift work, the above shall apply to Laborers called out to work on the day shift only. If two or more shifts are employed, the above shall apply except that three and one-half (3-1/2) hours worked shall be paid as four (4) hours worked, seven (7) hours worked shall be paid as eight (8) hours worked, and hours worked in excess of three and one-half (3-1/2) hours but less than seven (7) hours shall be paid on a pro rata basis, except as modified by a four-ten (4 x 10) hour day work week.

6. Tide Work:

When an employee or employees are called out to work tide work, the employee shall receive a guarantee of a full shift at straight time. The overtime rate for Saturday, Sunday and holidays or work in excess of eight (8) hours in any twenty-four (24) hour period shall be the same rate of overtime pay as set forth in this Agreement. The hours between 8:00 a.m. and 5:00 p.m. shall be worked at straight time. Work performed between 5:00 p.m. and 8:00 a.m. shall be considered overtime work.

7. Exceptions:

Watchpersons may be required to work any five (5) days out of the week on any shift and may also be required to do job office clean-up work. The overtime rates provided in paragraph 4 of this Section 20A shall apply only to watchpersons, cleaning and washing windows, service landscape laborers for work in excess of eight (8) hours in any one (1) day, or forty (40) hours per week.

Employees cleaning and washing windows (after initial cleaning) and service landscape laborers (establishment warranty period), may be required to work any five (5) days out of the week on any shift.

8. Flagpersons:

Any employees such as a flag person shall be furnished adequate relief for use of toilet facilities.

Section 20B - Parking

In the event free parking facilities are not available within five (5) blocks of a job site, the Individual Employer will provide such parking facilities and the Individual Employer shall have the right to designate parking areas to be used.

Where, because of congested parking conditions, it is necessary to use public parking facilities, the Individual Employer will reimburse the employees for the cost of such parking upon being presented with a receipt or voucher certifying to the cost thereof, submitted weekly. Such reimbursement is to be made on a weekly basis or at the conclusion of the project, whichever occurs earlier.

On remote jobs when the access to where the work is being performed (at a job or project or within a job or project) is unsuitable, and no parking facilities are provided within a five (5) minute walk from where the work is being performed, the Individual Employer shall transport the employees to and from the place where the work is being performed, and such transporting shall be one-half (½) on the Individual Employer's time and one-half (½) on the employee's time.

Section 21 - Status of Foremen

When the Individual Employer determines that a foreman is required to supervise a crew of Laborers, he/she shall be or become a member of this Union in accordance with Section 3A of this Agreement.

Section 22 - Steward

A. The Union may select an employee on the job as a Steward and he/she shall be a working employee. Written notification shall be given to the Individual Employer of such assignment. The Union agrees that the Steward's duties shall be performed as expeditiously as possible and the Individual Employer agrees to allow him/her a reasonable amount of

time for the performance of his/her duties. The Individual Employer will give the Union forty-eight (48) hours advance written notice before terminating the Steward unless the job is completed or he/she is discharged for cause.

B. The Steward shall be limited to and shall not exceed the following duties and activities:

(1) Check the dispatch of each employee dispatched under the terms of this Agreement.

(2) Report to his/her Business Representative all violations of this Agreement.

(3) Report to his/her Business Representative any employee covered by this Agreement who, during his/her shift, leaves the job site without giving the Individual Employer and the Steward prior notice.

C. The Steward shall not:

(1) Stop the Individual Employer's work for any reason or tell any workers or any employee covered by this Agreement that he/she cannot work on the job.

Infraction of either of the two rules set forth above in (C) (1) shall be cause for immediate dismissal of the Steward without any prior notice.

Section 23 - Recognized Holidays

The following days are recognized as holidays: Every Saturday and Sunday in the year, except as otherwise provided herein: New Year's Day, Presidents' Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Day After Thanksgiving Day and Christmas Day.
If any of the above holidays falls on a Saturday, the preceding Friday shall be observed as the holiday.

If any of the above holidays fall on Sunday, the Monday following shall be considered a holiday.

Martin Luther King Day will become a recognized holiday when and if the five basic crafts adopt it as a holiday.

Section 24 - Gunite, Shot Crete, Panel Crete and Similar Type Work Including All Placing, Finishing and Patching of Shot Crete or Gunite

The wages and certain other conditions not specifically enumerated elsewhere in this Agreement for the Gunite, Shot Crete, Panel Crete and similar type work including all placing, finishing and patching of shot crete or gunite are set forth in Supplement No. 2 attached hereto and made a part hereof as if set out in full herein covering the territory in which the Agreement is to apply.

Section 25 - Wrecking Work; Gardening, Horticultural and Landscaping Work

The wages and certain other conditions not specifically enumerated elsewhere in this Agreement for Wrecking Work are set forth in Supplement No. 3; for Gardening, Horticultural and

Landscaping Work are set forth in Supplement No. 4. Each of the Supplements referred to herein is made a part hereof as if set forth in full herein.

Section 26 - Liability of the Parties

It is mutually understood and agreed that neither the Employer, any Individual Employer, the Union nor any Local Union shall be liable for damages caused by the acts or conduct of any individual or group of individuals who are acting or conducting themselves in violation of the terms of this Agreement without authority of the respective party, provided that such action or conduct has not been specifically authorized, participated in, fomented or condoned by the Employer, the Individual Employer, the Union or the Local Union, as the case may be.

In the event of any unauthorized violation of the terms of this Agreement, responsible and authorized representatives of the Union, Local Union, the Employer or the Individual Employer, as the case may be, shall promptly take such affirmative action as is within their power to correct and terminate such violation for the purpose of bringing such unauthorized persons into compliance with the terms of this Agreement. Such individuals acting or conducting themselves in violation of the terms of this Agreement shall be subject to discipline, up to and including discharge.

Section 27 - Employees Not To Be Discharged For Recognizing Authorized Picket Lines

The parties to this Agreement recognize that it is vital to the unionized segment of the construction industry that the work opportunities of the employee and the Individual Employer signatory to this Agreement proceed without interruption because of disputes involving unions not signatory to an Agreement with the Employer.

No employee covered hereby may be discharged by any Individual Employer for refusing to cross a picket line established by a Local Union of the basic crafts.

Section 28A - Health and Welfare Plan, Pension/Annuity Plan, Vacation Holiday Dues Supplement Plan, Training-Retraining/Apprenticeship Plan

Effective July 1, 2023 - Employer remittances of hourly contributions for all fringe benefits required under Section 28 shall be transmitted via an electronic employer portal to the Northern California Laborers Trust Funds. Exceptions shall be granted on a case-by-case basis to individual employers. The parties mutually acknowledge the intent is to move all employer fringe contribution payments from paper transmittals of monthly remittances to an electronic remittance format, in a timely, effective and efficient process for all parties.

In continuation of the Laborers Health and Welfare Trust Fund for Northern California, the Laborers Pension/Annuity Trust Fund for Northern California, the Laborers Vacation Holiday Dues Supplement Trust Fund for Northern California and the Laborers Training-Retraining/Apprenticeship Trust Fund for Northern California (provided for in Trust Agreements dated March 4, 1953, August 2, 1963, April 1, 1985, June 4, 1963, November 19, 1968 and December 31, 1975 respectively, as amended and modified, and the appropriate plans adopted

thereunder), each Individual Employer shall pay hourly contributions for each hour paid for and/or worked, including overtime pay, shift pay, show-up time pay and similar payments in accordance with the schedule specified in this Section, as follows:

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
Health & Welfare	$9.60	$*	$*	$*	$*
Pension	$9.46	$*	$*	$*	$*
Annuity	$4.40	$*	$*	$*	$*
Vacation/Holiday/Dues Supplement	$3.05	$*	$*	$*	$*
**Training-Retraining/Apprenticeship	$0.50	$*	$*	$*	$*
Contract Administration/Market Preservation	$0.10	$*	$*	$*	$*
Building Industry Stabilization Fund	$0.18	$*	$*	$*	$*
CEA/Laborers Contract Interpretation and Application Fund	$0.02	$*	$*	$*	$*

* The Union shall determine the allocation of the negotiated future increases. Allocation shall become effective thirty (30) days after allocation notice from the Union is received by the Employer, but in no event earlier than June 27, 2022, June 26, 2023, July 1, 2024, June 30, 2025 or June 29, 2026.

**Effective 6/28/10 four cents ($.04) per hour is earmarked for Laborers-Employers Cooperation and Education Trust (L.E.C.E.T.)

Each Individual Employer shall be subject to and entitled to the benefits of all of the provisions of the Trust Agreements specified herein establishing said Funds and any amendment or modification thereto. In order to provide for benefits to employees without disruption during periods of contract negotiations and to assure an orderly means of collecting Trust Fund contributions during such periods, each signatory employer agrees that he/she shall be obligated to contribute to each and every Trust Fund referred to in this Agreement for any period following their termination date of this Agreement unless and until a lawful impasse occurs or until a successor Agreement is negotiated. Each signatory employer further agrees that any and all said Trust Funds may enforce this obligation by action to collect such delinquent contributions filed in any court of competent jurisdiction.

The Health & Welfare Plan shall be supplemented to provide that the Trustees shall apply amounts from the contributions specified in this Agreement to such Plan for the purpose of providing benefits to employees retired pursuant to the provisions of the Laborers Pension Trust Fund for Northern California.

The parties agree that the Trustees of the Vacation Holiday Dues Supplement Trust Fund may allocate up to twenty-five percent (25%) of the applicable contributions for Holiday pay.

The Union and the Employer agree that the Individual Employers covered by the Master Agreement may continue the coverage of their supervisory personnel above the rank of general

foreman in the Laborers Health & Welfare Trust Fund for Northern California, the Laborers Pension/Annuity Trust Fund for Northern California, the Laborers Vacation Holiday Dues Supplement Trust Fund for Northern California, the Laborers Training-Retraining/Apprenticeship Trust Fund for Northern California by paying into all Trusts monthly on the basis of one hundred seventy (170) hours per month in accordance with the schedules set forth in the Master Agreement, regardless of the hours worked by any such employee in a month, provided, however, the Individual Employer having made one (1) payment on an employee shall continue to make such a payment so long as the employee is in his/her employ. As an option, contributions to the Laborers' Pension/Annuity Trust Fund for Northern California and the Laborers' Vacation Holiday Dues Supplement Trust Fund for Northern California may be made on the basis of one hundred ninety-five (195) hours per month, and contributions to the Laborers' Health and Welfare Trust Fund for Northern California and the Laborers' Training–Retraining/Apprenticeship Trust Fund for Northern California may be made on the basis of one hundred seventy (170) hours per month regardless of the hours worked by any such employee in a month.

Any Individual Employer who is found to be delinquent as a result of an audit will pay and satisfy such delinquency with accrued interest and in addition pay liquidated damages. All delinquent contributions shall bear simple interest at the rate of one and one-half percent (1.5%) per month until receipt of payment. Subject to accounting verification, liquidated damages shall be assessed on delinquent contributions at a flat rate of one hundred and fifty dollars ($150.00) per month to reflect the internal administrative costs incurred by the trust administrators in monitoring and tracking such late contributions. The cost of any audit shall be borne by the Individual Employer if the delinquency disclosed by the audit is in excess of one thousand dollars ($1,000.00) and is not the result of a clerical error. When economic conditions warrant, the Trustees of the Trust Funds specified in this Agreement are authorized to amend the liquidated damages and interest provisions of this Agreement. Any adjustments implemented by the Trustees shall be reflective of true increases in administrative and legal costs associated with the recovery of delinquent Trust Fund contributions.

This Agreement shall waive any and all provisions of the Healthy Workplaces Healthy Families Act of 2014, San Francisco Paid Sick Leave Ordinance, San Francisco Administrative Code Section 12W, the City of Emeryville Ordinance No. 15-004, City of Oakland Municipal Code Section 5.92.030 and the City of Berkeley Paid Sick Leave Ordinance, adding Municipal Code Chapter 13.100, and shall supersede and be considered to have fulfilled all requirements of said Ordinances/Codes as presently written and/or amended during the life of this Agreement.

In addition, to the fullest extent permitted by law, this waiver shall apply to any other federal, state, city, county, or other local ordinance requiring mandatory paid sick leave that is currently in effect or may be adopted during the term of this Agreement.

If any federal, state, city, county, or other local ordinance requiring mandatory compensated time off other than Paid Sick Leave is enacted during the term of this Agreement, then the Union and the Employer agree to meet and confer within thirty (30) business days.

This Agreement shall also waive the San Francisco Paid Parental Leave Ordinance, San Francisco Police Code Article 33H (Section 330H.1 through 3300H.14), the San Francisco Family Friendly

Workplace Ordinance, the Berkeley Family Friendly and Environment Friendly Workplace Ordinance (Berkeley Municipal Code, Chapter 13.101) and the City of San Jose's Opportunity to Work Ordinance.

In addition, this waiver shall apply to any other federal, state, city, county or other local laws or ordinances containing requirements to allow paid parental leave similar to those requirements found in the San Francisco Paid Parental Leave Ordinance; laws or ordinances containing requirements to allow employees to request flexible or predictable working arrangements similar to those found in the San Francisco Family Friendly Workplace Ordinance and the Berkeley Family Friendly and Environment Friendly Workplace Ordinance; and laws and/or ordinances containing requirements to offer additional work hours to part time employees before hiring new employees similar to those found in the San Jose Opportunity to Work Ordinance that is currently in effect or may be adopted during the term of the Agreement.

Any disputes concerning the validity of these waivers shall be subject solely and exclusively to the grievance procedures set forth in this Agreement.

Section 28B - Delinquency Withdrawals

In the event that the Board of Trustees of a fund into which the Individual Employers are required to pay, determine that an Individual Employer is delinquent in the making of any payments required by Section 28A hereof, it shall not be a violation of this Agreement, so long as such delinquency continues, if the Union takes economic action against such Individual Employer and such economic action shall not be a strike or work stoppage within the terms of this Agreement. In the event that any employees of any Individual Employer should be withdrawn pursuant to any similar clause in any agreement between the Collective Bargaining Representative of the Employer and any other Union, then the Union may respect such withdrawal, and for the period thereof, may refuse to perform any work for such Individual Employer and such refusal for such period shall not be a violation of this Agreement. Any employees so withdrawn or refusing to perform any work as herein provided shall not lose their status as employees but no such employee shall be entitled to claim or receive any wages or other compensation for any period during which he has been so withdrawn or refused to perform any work.

Section 28C - Security For Individual Employer Payments Into Trust Funds

Each Individual Employer delinquent by one (1) or more months in making the payments set forth in Section 28A above shall be notified by mail by the Administrator of the Trust or Trusts applicable to such delinquency. Copies of such notices shall be sent to the Employer and to the Union. Each such delinquent Individual Employer shall, within five (5) days of the receipt of such notice (by certified mail), give a satisfactory bond in a sum equal to two (2) times the amount of the delinquency. Such amounts are to be determined by the Administrator of the Trust or Trusts applicable. Such bond is not in any way to be construed as in lieu of any payments required under this Agreement.

All such bonds shall be deposited with the Administrator and shall be in a form acceptable by the Administration of the various Trusts.

If the bond must be used to make any payments under Section 28A, the money shall be prorated among the amounts owed by such Individual Employer, with the first priority to the Vacation Holiday Dues Supplement Trust Fund, and the balance dispersed equally to the Health & Welfare, Pension/Annuity and Training-Retraining/Apprenticeship Trusts.

Whenever an Individual Employer fails to deposit a satisfactory bond within the time provided by this Section, if the notice herein provided for has been given, the Local Union shall not be required to dispatch employees, and further economic action by the Union to obtain compliance of this Section will not be a violation of Section 8 of this Agreement.

Any employees so withdrawn or refusing to perform any work as herein provided, shall not lose their status as employees, but no such employee shall be entitled to claim or receive any wages or other compensation for any period during which he/she has been so withdrawn or refused to perform any work.

Whenever any Employer covered by this Agreement is delinquent with respect to the payment of any contributions or other sum of money due to any Trust Fund specified in this Agreement, the Union may withdraw workers and place appropriate pickets at the premises of the Employer or places where said Employer is performing work.

Section 28D - Supplemental Dues

Effective July 1, 2013, for all work performed, upon authorization as required by law, the amount of ninety-one cents ($.91), or an amount as determined by the Union, per hour for each hour paid or worked, shall be transmitted from the Vacation-Holiday benefit of each laborer and shall be remitted directly to the Union.

The Union shall bear all responsibility and liability for ensuring that any and all sums received as supplemental dues are supported by proper written authorization from the employee. The Union shall indemnify, defend and hold the Individual Employer harmless to the maximum extent permitted by law from any and all claims, liability and damages arising from contentions and/or findings that supplemental dues have been collected in an unauthorized or otherwise improper manner.

Section 28E - Wage and Fringe Benefit Increase

June 26, 2023	$2.50* ** ****
July 1, 2024	$2.60* ** ****
June 30, 2025	$2.65* ** ****
June 29, 2026	$2.65* ** *** ****

* The parties agree that sufficient contributions will be made available from these increases to the Pension Fund to support any rehabilitation/funding improvement schedule adopted

by the bargaining parties. Additional money required for such rehabilitation/funding improvement schedule shall be reallocated from the existing wages and/or fringe benefits.

** To be allocated among wages and/or fringe benefits at the Union's discretion.

*** If any early extended Agreement is negotiated prior to June 29, 2026, Individual Employers who do not extend said Agreement shall be subject to an additional fifty cents ($0.50) per hour increase, effective June 29, 2026 for a total increase of three dollars and fifteen cents ($3.15). If an early extended Agreement is not negotiated prior to June 29, 2026, the total increase on June 29, 2026 shall be three dollars and fifteen cents ($3.15).

**** In the event the Laborers Health and Welfare Trust Fund falls below a six (6) month reserve level and/or when the Pension Plan is fully funded (100%) or for any other benefit funding adjustment, any wage or benefit reallocation shall be subject to mutual agreement by the parties at least ninety (90) days prior to the effective increase date.

Section 28F - Laborers' Apprenticeship Program

1. TERM OF APPRENTICESHIP: New applicants for union membership, who cannot demonstrate a minimum of 4,000 hours of experience as a Construction Craft Laborer shall enter the Laborers Apprenticeship Program (Apprenticeship Program). If an applicant is designated a journey-level Laborer by a referring Individual Employer who states in writing that the applicant's knowledge and experience warrants journey-level status, such Employees shall be considered provisional journey-level Laborers and may retain that status so long as they are employed by the designating Individual Employer. Any provisional journey-level Laborer who is laid-off or otherwise discharged prior to working 4,000 hours may not be placed on a journey-level out of work list until assessed by the Apprenticeship Program.

2. RATIO: Individual Employers shall participate in the Apprenticeship Program by accepting apprentices for employment upon referral by the Union. When four (4) journey-level Laborers are employed on a project for a particular Individual Employer, the next employee hired to perform Laborers' work must be an apprentice and this ratio will be continued for every four (4) additional Laborers being employed on the Project. On projects with fewer than four (4) journey-level Laborers an Individual Employer may employ one (1) apprentice per project with at least one (1) journey-level Laborer.

3. The Apprenticeship Standards approved by the Division of Apprenticeship Standards of the State of California are hereby incorporated by reference as part of this Agreement.

4. All apprentices shall be properly dispatched through the appropriate Local Union's hiring hall. The Individual Employer must secure a dispatch from the appropriate Local Union for any apprentices employed by the Individual Employer.

5. Entry into the Apprenticeship Program shall be controlled by the Laborers Joint Apprenticeship Training Committee (JATC), which shall employ appropriate screening

procedures. An apprentice in good standing advances from one level to another only upon determination of satisfactory performance by the JATC, which shall have the authority to grant accelerated credit where warranted by the performance of an individual apprentice. The JATC may also grant credited hours to an apprentice who received work experience and/or training prior to entry into the Apprenticeship Program. The JATC will not unreasonably withhold entry and advancement in the Apprenticeship Program for provisional journey-level Laborers after their employment with a referring Individual Employer is terminated.

6. An apprentice should, whenever possible, be rotated by the Individual Employer through different types of work so as to become trained in a variety of operations and work skills. Where the Individual Employer is unable to provide an apprentice with experience in the full range of craft skills causing the apprentice to exceed the number of hours allotted to a given work process, the JATC may coordinate with the Local Union to reassign the apprentice to other employment in order to provide that experience. For so long as the Individual Employer is able to provide the necessary range of employment experience, the Individual Employer may choose to retain the apprentice from job to job but shall notify the Local Union and JATC of all reassignments. An apprentice shall not work on the jobsite unless supervised by a journey-level Laborer.

7. The Individual Employer shall release the apprentice to enroll in Related and Supplemental Instruction (RSI) when the apprentice is notified of mandatory training. An apprentice shall not be penalized for taking time off from work to receive RSI as required by the Apprenticeship Program. The Laborers Apprenticeship Program shall endeavor to notify the Individual Employer of any upcoming RSI requirements the apprentice must satisfy. The Program will assist the Individual Employer in meeting its apprentice ratio requirements.

8. An apprentice who fails to maintain his/her apprenticeship status shall not be eligible for employment as a journey-level Laborer unless he/she successfully completes the Apprenticeship Program after reinstatement by the JATC. Reinstatement is at the sole discretion of the JATC. If reinstatement is denied, an apprentice may reapply for entry into the Apprenticeship Program after waiting one (1) year from the date he/she was terminated from the Apprenticeship Program. The failure of any apprentice to maintain his/her apprenticeship status shall obligate the Individual Employer to discharge such person upon written notice from the Apprenticeship Program.

WAGE/BENEFIT SCHEDULE: For all apprentices indentured on or after January 1, 2015, the Apprentice wage and fringe benefit rates shall be:

Hours of Credit	Wage Rate	Fringe Benefits
1-1000	65% of Journey Worker	Health & Welfare, Training, Vacation Holiday Dues Supplement (current Supplemental Dues amount only), Contract Administration, Building Industry Stabilization and Contract Int. and Appl. Trust

1001-2000	70% of Journey Worker	Full Benefits
2001-3000	80% of Journey Worker	Full benefits
3001-4000	90% of Journey Worker	Full benefits

Journey Worker rates are based on the Group 3 Laborer rate.

The Individual Employer may pay a higher rate at its option. However, the apprentice must meet his or her commitments to the JATC regardless of compensation.

Section 29 - General Saving Clause

It is not the intent of either party hereto to violate laws, rulings or regulations of any governmental authority or agency having jurisdiction of the subject matter or of this Agreement, and the parties hereto agree that in the event any provisions of this Agreement are finally held or determined to be illegal or void as being in contravention of any such laws, rulings or regulations; nevertheless, the remainder of the Agreement shall remain in full force and effect, unless the parts so found to be void are wholly inseparable from the remaining portion of this Agreement. The clauses hereof relating to "Hiring," Section 3A hereof, and "No Cessation of Work," Section 8 hereof, are intended to be inseparable and mutually interdependent. Should either of such sections be held or determined to be illegal or void for any reason, then both of said clauses shall forthwith become of no further force or effect, and neither party shall by implication be bound thereby. The parties agree that if and when any provisions of this Agreement are finally held or determined to be illegal or void, they will then promptly enter into lawful negotiations concerning the substance thereof.

It is the intent of the parties to this Agreement that each and every, all and singular, of the provisions of this Agreement be fully in accordance with Federal and State Law. Its interpretation and the interpretation of each of the provisions of this Agreement are therefore intended to apply no broader than that permitted by law.

Section 30 - Change of Name or Style

This Agreement is binding upon each Individual Employer regardless of whether he/she or it changes the name or style or address of his/her or their business. Each Individual Employer shall give notice in writing to said District Council of any intent to change the name, style or address of his/her or its business, or to perform business under more than one name or style or at more than one address, prior to the adoption of a new or different name, style or address, or the addition of new names or styles or addresses, as specified herein.

Nothing in this paragraph shall be construed as adding to the scope of work covered by this Agreement.

Section 31 - Warranty

Each of the persons executing this Agreement on behalf of their respective Employers or Unions hereby warrants his/her authority to execute this Agreement and to bind the respective party on whose behalf he/she signs.

Section 32 - Effective and Termination Date

This Agreement shall be effective as of the 1st day of July, 2022, and remain in effect without reopening for any purpose until the 30th day of June, 2027, and shall continue from year to year thereafter, unless either of the Collective Bargaining Representatives shall give written notice to the other of a desire to change the wages, hours and working conditions hereof not more than ninety (90) and not less than sixty (60) days prior to June 30 of any succeeding year.

The parties to this Agreement recognize the necessity of assuring the competitive position of the parties within the industry during the term of this Agreement. Consistent with that recognition, the parties will continually monitor the effectiveness of this Agreement relative to specific geographic or market areas and will endeavor, by mutual agreement, to initiate such modifications to the Agreement during its term as may be necessary to assure the work opportunities of the employees and the competitive position of the Individual Employers.

It is agreed that in the event either party should exercise its rights under the paragraph first above set out, they will for a period of sixty (60) days prior to the 30th day of June, 2027, or June 30th of any succeeding year bargain with each other with respect to all wage rates, working conditions and hours of employment for the work herein covered.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals by respective officers duly authorized to do so, this _____ day of _____, 2022.

FOR THE EMPLOYER:

CONSTRUCTION EMPLOYERS' ASSOCIATION OF CALIFORNIA, INC.

By /s/ Larry Nibbi
Larry Nibbi, Chairman
Laborers Craft Committee

By /s/ Michael W. Walton
Michael W. Walton, Secretary

FOR THE UNION:

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS of the
LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By /s/ Oscar De La Torre
Oscar De La Torre, Business Manager

SUPPLEMENT NO. 1
LABORERS WAGE RATES

WAGE RATES: In each group, two (2) different wage rates will apply for each classification.

Wage Rate A - will apply to the following six (6) counties:

Alameda, Contra Costa, Marin, San Francisco, San Mateo and Santa Clara.

Wage Rate B - will apply to the following forty (40) counties:

Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Joaquin, Santa Cruz, Sierra, Shasta, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo and Yuba.

Labor Foreman - Effective June 27, 2022, Labor Foreman shall receive three dollars ($3.00) per hour above the highest paid classification in this Agreement working under his/her direction. Effective June 26, 2023, Labor Foreman shall receive ten percent (10%) above the highest paid classification in this Agreement working under his/her direction.

General Foreman – Whether an employee shall be designated General Foreman, the person who shall be so designated and the specific assignment for such person shall be within the sole and exclusive judgment of the Individual Employer and such determination to appoint a General Foreman, or not to do so, shall not be subject to the Grievance Procedure (Section 9) of this Agreement. General Foreman shall receive an hourly rate higher than the highest paid Laborer Foreman on the crew or shift.

A $3.00 per hour premium (zone pay) shall be added to the base rate of Wage Rate B for work performed outside the geographic area as defined in Supplement No. 5.

CONSTRUCTION SPECIALIST - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.95	$*	$*	$*	$*
RATE B	$34.95	$*	$*	$*	$*

CLASSIFICATIONS OF CONSTRUCTION SPECIALIST

Asphalt Ironers and Rakers
Chainsaw
Laser Beam in connection with Laborers' work
Masonry and Plasterer Tender
Cast in place manhole form setters

Pressure pipelayers
Davis Trencher - 300 or similar type (and all small trenchers)
State Licensed Blaster as designated
Diamond Drillers
Mechanical Pipe Layer - All types regardless of type or method of power
Multiple Unit Drills
Certified Welder
New or additional classification subject to Section 14A of this Agreement
High Scalers (including drilling of same)
Directional Boring Machine/Hydraulic Drills
Remote Control Breaker
Stand-on/Stand-behind Stump Grinder

GROUP 1 - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.25	$*	$*	$*	$*
RATE B	$34.25	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 1

Air/Moisture Barrier Installation
Asphalt Spreader Boxes (all types)
Barko, Wacker and Similar Type Tampers
Biohazard Cleanup Worker
Bobcat
Buggymobile
Caulkers, Banders, Pipewrappers, Conduit Layers, Plastic Pipe Layers
Certified Asbestos & Mold Removal Worker
Certified Hazardous Waste Worker (Including Lead Abatement)
Compactors of all types
Concrete and Magnesite Mixer and ½ yard
Concrete Pan Work
Concrete Sanders, Concrete Saw
Cribbers and/or Shoring
Cut Granite Curb Setter
Dri Pak-it Machine
Faller, Logloader and Bucker
Fire Debris Cleanup
Form Raisers, Slip Forms
Green Cutters
Headerboard Men, Hubsetters, Aligners by any method
High Pressure Blow Pipe (1-1/2" or over, 100 lbs pressure/over)

Hydro Seeder & Similar Type
Jackhammer Operators
Jacking of Pipe over 12 inches
Jackson and Similar Type Compactors
Kettlemen, Potmen and men 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, Epoxy Resin, Fiber Glass and Mastic Workers (wet/dry)
No joint pipe and stripping of same, including repair of voids
Paved-in-Place Polyurethane/Track Resurfacing
Pavement Breakers and Spaders, including tool grinder
Perma Curbs
Pipelayers (including grade checking in connection with pipe-laying)
Precast-manhole setters
Pressure Pipe Tester
Post Hole Diggers - Air, Gas and Electric Power Broom Sweepers
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
Sand Blasters, Potmen, Gunmen and Nozzlemen
Signaling and Rigging
Stand-on Skid Steer
Tank Cleaners
Tree Climbers
Turbo Blaster
Vibra-Screed - Bull float in connection with Laborers' work
Vibrators

GROUP 1(a) - WAGE RATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.47	$*	$*	$*	$*
RATE B	$34.47	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 1(a)

Joy Drill Model TWM-2A
Gardener - Denver Model DH-143 and similar type drills. (In accordance with Memorandum of Understanding between Laborers and Operating Engineers dated at Miami, Florida, February 3, 1954.)
Track Drillers
Jack Leg Drillers
Wagon Drillers
Mechanical Drillers -- All types regardless of type or method of power
Blasters and Powderman
All work of loading, placing and blasting of all powder and explosives of whatever type, regardless of method used for such loading and placing
Tree Topper
Bit Grinder

GROUP 1(b) - WAGE RATE

Sewer Cleaners shall receive four dollars ($4.00) per day above Group 1 wage rates. "Sewer Cleaner" means any workman 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 five dollars ($5.00) per day above Group 1 wage rates.

GROUP 1(c) WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.30	$*	$*	$*	$*
RATE B	$34.30	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 1(c)

Burning and welding in connection with Laborers' work
Synthetic thermoplastics and similar type welding.

GROUP 1(d) – WAGE RATE

Maintenance and Repair Trackmen and Road Beds and all employees performing work covered by this Agreement shall receive twenty-five cents ($.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) - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.80	$*	$*	$*	$*
RATE B	$34.80	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 1(e)

Work on and/or in Bell Hole Footings and Shafts thereof, and work on and in Deep Footings (Deep Footing is a hole fifteen (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 fifteen (15) feet, the contractor agrees to pay the deep footing wage rate to all employees for each and every day worked on or in the excavation of the footing from the date of inception.

All work in the construction of tunnels and shafts shall be performed in accordance with the provisions of the Laborers' Tunnel Master Agreement for Northern California and the Individual Employer agrees to comply with all of the provisions of said Tunnel Agreement in such work.

Shaft is an excavation over fifteen (15) feet deep of any type, generally vertical in nature, but may decline from the vertical, and whose depth is greater than its largest horizontal dimension. It is specifically understood that Bell Hole Footings and Deep Footings are subject to the provisions of this Agreement, and all Shafts, Stopes, Raises and Tunnels are subject to the provisions of the Tunnel Master Agreement specified herein.

GROUP 1(g) - WAGE RATES FOR CONTRA COSTA COUNTY

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE	$35.45	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 1(g)

Pipelayers (including grade checking in connection with pipelaying)
Caulkers
Banders
Pipewrappers
Conduit Layers
Plastic Pipe Layer
Pressure Pipe Tester
No joint pipe and stripping of same, including repair of voids
Precast Manhole Setters, cast in place manhole form setters

GROUP 1(h) – WAGE RATES

Laborers working off or with or from Bos'n Chairs, Swinging Scaffolds, or Belts shall receive fifty cents ($.50) per hour above the applicable wage rate. This premium rate shall be reckoned by the day and half day. This shall not apply to Laborers entitled to receive the wage rate set forth in Group 1(a).

GROUP 2 - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.10	$*	$*	$*	$*
RATE B	$34.10	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 2

Asphalt Shovelers
Cement Dumpers and handling dry cement or gypsum
Choke-Setter and Rigger (clearing work)
Concrete Bucket Dumper and Chuteman
Concrete Chipping and Grinding
Concrete Laborers (wet or dry)
Drillers Helper, Chuck Tender, Nipper (One (1) Chuck Tender on single machine operation with minimum of one (1) Chuck Tender for each two (2) machines on multiple machine operations. (Jackhammers are in no way involved in this item.)
Guinea Chaser (Stakeman), Grout Crew
High Pressure Nozzlemen, Adductors
Hydraulic Monitor (over 100 lbs. pressure)
Loading and unloading, carrying and handling 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 – WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.00	$*	$*	$*	$*
RATE B	$34.00	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 3

Construction Laborers, including Bridge Laborers and General Laborers
Dumpman, Load Spotter
Flagperson
Fire Watcher
Fence Erectors
Forklift
Guardrail Erectors
Gardeners, Horticultural and Landscape Laborers (See Supplement No. 4)
Jetting
Limbers, Brush Loaders and Pilers
Pavement Markers (Button Setters)
Maintenance, Repair Trackmen and Road Beds
Escort Driver
Skip Loader (up to and including ½ Cubic Yard)
Solar Panel Cleaner
Streetcar and Railroad Construction Track Laborers
Temporary Air and Water Lines, Victaulic or similar
Temporary Lights (job site work lighting only)
Tool Room Attendant (job site only)

GROUP 3(a) - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$35.00	$*	$*	$*	$*
RATE B	$34.00	$*	$*	$*	$*

CLASSIFICATION OF GROUP 3(a)

Composite Crew Person - Shall apply only to the operation of vehicles, when operated in conjunction with Laborers' duties.

GROUP 4 - WAGE RATE

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A	$28.69	$*	$*	$*	$*
RATE B	$27.69	$*	$*	$*	$*

CLASSIFICATIONS OF GROUP 4

All cleanup work of debris, grounds and building including but not limited to street cleaners
Cleaning & Washing Windows (subject to provisions of Section 20A)
Brick Cleaners (job site only)
Graffiti Abater (job site only)
Watchman (Subject to provisions of Section 20A)
Material Cleaners (job site only)

The classification "Material Cleaner" is to be utilized under the following conditions:

A. At demolition sites 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. The cleaning of salvage material at the Employer's job site or temporary job site yard.

The classification of "Material Cleaner" is not to be used to perform "form stripping cleaning and oiling and moving to the next point of erection."

Laborers that are to be used under the Group 4 classification rate shall be so notified and given the opportunity to accept or reject the employment offered according to Section 19 of the Laborers' Master Builders Agreement.

*To be allocated among wages and/or fringe benefits at the Union’s discretion.

SUPPLEMENT NO. 2
GUNITE, SHOTCRETE, PANELCRETE AND SIMILAR TYPE WORK INCLUDING ALL PLACING, FINISHING AND PATCHING OF SHOTCRETE OR GUNITE

Hours and working conditions and wages shall be the same as in this Master Agreement except those expressly herein provided.

CLASSIFICATIONS/RATES PER HOUR:

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
Structural Nozzleman					
RATE A	$36.21	$*	$*	$*	$*
RATE B	$35.21	$*	$*	$*	$*
Nozzleman, Gunman and Potman					
RATE A	$35.71	$*	$*	$*	$*
RATE B	$34.71	$*	$*	$*	$*
Rodman					
RATE A	$35.71	$*	$*	$*	$*
RATE B	$34.71	$*	$*	$*	$*
Wire Winding Machine in connection with Guniting or Shot Crete					
Aligner					
RATE A	$35.83	$*	$*	$*	$*
RATE B	$34.83	$*	$*	$*	$*
Helper					
RATE A	$34.85	$*	$*	$*	$*
RATE B	$33.85	$*	$*	$*	$*
Groundman					
RATE A	$35.71	$*	$*	$*	$*
RATE B	$34.71	$*	$*	$*	$*
*Gunite Trainee					
RATE A	$28.69	$*	$*	$*	$*
RATE B	$27.69	$*	$*	$*	$*
Reboundman					
RATE A	$35.12	$*	$*	$*	$*
RATE B	$34.12	$*	$*	$*	$*

General Laborers					
RATE A	$35.00	$*	$*	$*	$*
RATE B	$34.00	$*	$*	$*	$*

*One trainee shall be allowed for each three (3) Journeymen on a crew. In the absence of the Journeyman, the trainee shall receive the Journeyman scale.

Gunite Foreman					
RATE A	$36.71	$*	$*	$*	$*
RATE B	$35.71	$*	$*	$*	$*

*To be allocated among wages and/or fringe benefits at the Union's discretion.

Travel from Jurisdiction of One Area to Another Area:

The Employer shall have the right to bring six (6) workers from one area into another area within the area covered by this Agreement. Such Employer shall notify the Local Union one day in advance of starting the job. Other workers will be obtained when available from the area where the work is to be performed.

Travel, Driving and Out of Town Expense Allowance:

On projects sixty (60) miles or more by the shortest and most direct regularly traveled route from the main office or permanently established area office of the individual employer, such employer shall provide each employee transportation either physically or by paying the cost of such transportation. If the employer chooses to pay the cost of such transportation the cost shall be determined at the rate of fifty cents ($.50) per mile for each mile in excess of sixty (60) miles. Additionally the employee will be compensated at rate of one-half (½) of his/her straight time wage rate both to and from the jobless seventy-five (75) minutes each way.

Any employee operating or responsible for the control of a company vehicle being used to transport personnel, equipment and/or supplies from the employer's regularly established shop or yard to a jobsite shall be compensated at a rate of twenty dollars ($20.00) per hour. Any employee who is a passenger in and not directly responsible for the control of a company vehicle is deemed to be in the vehicle voluntarily and is not subject to compensation other than discussed above. Employees assigned company vehicles will not be compensated for travel to and from the project to their homes unless it is in excess of sixty (60) miles from the regularly established shop or yard.

Travel & Driving time is not subject to Section 28 (Fringe Benefits).

Employees required to stay out of town will be compensated at the rate of seventy dollars ($70.00) per day for each night the employee is at the project location. If an employee arrives on a project on Monday and returns to his/her home on Friday he/she would be compensated for four (4) night's subsistence. At the employer's option on continuing projects the employee may be paid subsistence through the weekend or pay the travel to and from the project for every weekend that the employee return to such project. If the employer pays for the lodging the employee will be compensated at the rate of thirty dollars ($30.00) per day for food and other out of town expenses.

SUPPLEMENT NO. 3
WRECKING WORK

Hours and working conditions and wages shall be the same as in this Master Agreement, except those expressly herein provided.

CLASSIFICATIONS/RATES PER HOUR:

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
Skilled Wrecker - Group No. 1 (Removing and salvaging of sash, windows, doors, plumbing and electric fixtures.)					
RATE A	$35.25	$*	$*	$*	$*
RATE B	$34.25	$*	$*	$*	$*
Semi-Skilled Wrecker - Group No. 2 (Salvaging of other building materials)					
RATE A	$35.10	$*	$*	$*	$*
RATE B	$34.10	$*	$*	$*	$*
General Laborer - Group 4 (Includes all cleanup work, loading, lumber, loading and burning of debris)					
RATE A	$28.69	$*	$*	$*	$*
RATE B	$27.69	$*	$*	$*	$*

*To be allocated among wages and/or fringe benefits at the Union's discretion.

SUPPLEMENT NO. 4
GARDENERS, HORTICULTURAL & LANDSCAPE WORKERS

Hours and working conditions and wages shall be the same as in this Master Agreement, except those expressly herein provided.

CLASSIFICATIONS/RATES PER HOUR:

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
Gardeners, Horticultural and Landscape Laborers (New Construction)					
RATE A	$35.00	$*	$*	$*	$*
RATE B	$34.00	$*	$*	$*	$*
Service Landscape Laborers (Establishment Warranty Period)					
RATE A	$28.69	$*	$*	$*	$*
RATE B	$27.69	$*	$*	$*	$*

The overtime rates provided in paragraph 5 of Section 20A shall apply only to service landscape laborers (establishment warranty period) for work in excess of forty (40) hours in any one (1) week, or in excess of eight (8) hours in any one (1) day.

Service landscape laborers (establishment warranty period), may be required to work any five (5) days out of the week on any shift.

ENTRY LEVEL LANDSCAPE LABORER

A new classification, Entry Level Landscape Laborer, is based on an eighteen (18) month training program, as follows:

EFFECTIVE DATE

	6/27/22	6/26/23	7/1/24	6/30/25	6/29/26
RATE A					
1st 6 mos. @ 70%	$24.50	$*	$*	$*	$*
2nd 6 mos. @ 80%	$28.00	$*	$*	$*	$*
3rd 6 mos. @ 90%	$31.50	$*	$*	$*	$*
RATE B					
1st 6 mos. @ 70%	$23.80	$*	$*	$*	$*
2nd 6 mos. @ 80%	$27.20	$*	$*	$*	$*
3rd 6 mos. @ 90%	$30.60	$*	$*	$*	$*

*To be allocated among wages and/or fringe benefits at the Union's discretion.

(The above rates are wages only. Fringe Benefits are the same as in Section 28A of the Laborers' Master Builders Agreement.)

Prior to employment, the Employer must submit in writing any request for employees from the Local Union; and, all employees must be referred by the Local Union in the area of work.

The ratio of Trainees shall be: One (1) in three (3), with the understanding that each Individual Contractor utilizing the Trainee Classification must employ at least one (1) Second Period Trainee in the Second Period of the Agreement and at least one (1) Third Period Trainee in the Third Period of the Agreement before being eligible to employ another First Period Trainee.

SUPPLEMENT NO. 5
ZONE PAY

Zone pay at three dollars ($3.00) per hour will be added to the base rate for work performed outside the Free Zone described by the following boundaries along Township and Range lines.

MAP DESCRIPTION FOR AREA FREE ZONE.

The following is a description based upon township and Area free zones for all of Northern California within the following lines:

1. Commencing in the Pacific Ocean on the extension of the Southerly line of Township 19S, of the Mount Diablo Base and Meridian,
2. Thence Easterly along the Southerly line of Township 19S, to the Northwest corner of Township 20S, Range 6E,
3. Thence Southerly to the Southwest corner of Township 20S, Range 6E,
4. Thence Easterly to the Northwest corner of Township 21S, Range 7E,
5. Thence Southerly to the Southwest corner of Township 21S, Range 7E,
6. Thence Easterly to the Northwest corner of Township 22S, Range 9E,
7. Thence Southerly to the Southwest corner of Township 22S, Range 9E,
8. Thence Easterly to the Northwest corner of Township 23S, Range 10E,
9. Thence Southerly to the Southwest corner of Township 24S, Range 10E,
10. Thence Easterly to the Southwest corner of Township 24S, Range 31E,
11. Thence Northerly to the Northeast corner of Township 20S, Range 31E,
12. Thence Westerly to the Southeast corner of Township 19S, Range 29E,
13. Thence Northerly to the Northeast corner of Township 17S, Range 29E,
14. Thence Westerly to the Southeast corner of Township 16S, Range 28E,
15. Thence Northerly to the Northeast corner of Township 13S, Range 28E,
16. Thence Westerly to the Southeast corner of Township 12S, Range 27E,
17. Thence Northerly to the Northeast corner of Township 12S, Range 27E,
18. Thence Westerly to the Southeast corner of Township 11S, Range 26E,
19. Thence Northerly to the Northeast corner of Township 11S, Range 26E,
20. Thence Westerly to the Southeast corner of Township 10S, Range 25E,
21. Thence Northerly to the Northeast corner of Township 9S, Range 25E,
22. Thence Westerly to the Southeast corner of Township 8S, Range 24E,
23. Thence Northerly to the Northeast corner of Township 8S, Range 24E,
24. Thence Westerly to the Southeast corner of Township 7S, Range 23E,
25. Thence Northerly to the Northeast corner of Township 6S, Range 23E,
26. Thence Westerly to the Southeast corner of Township 5S, Range 20E,
27. Thence Northerly to the Northeast corner of Township 5S, Range 20E,
28. Thence Westerly to the Southeast corner of Township 4S, Range 19E,
29. Thence Northerly to the Northeast corner of Township 1S, Range 19E,
30. Thence Westerly to the Southeast corner of Township 1N, Range 18E,
31. Thence Northerly to the Northeast corner of Township 3N, Range 18E,
32. Thence Westerly to the Southeast corner of Township 4N, Range 17E,
33. Thence Northerly to the Northeast corner of Township 4N, Range 17E,

34. Thence Westerly to the Southeast corner of Township 5N, Range 15E,
35. Thence Northerly to the Northeast corner of Township 5N, Range 15E,
36. Thence Westerly to the Southeast corner of Township 6N, Range 14E,
37. Thence Northerly to the Northeast corner of Township 10N, Range 14E,
38. Thence Easterly along the Southern line of Township 11N, to the California/Nevada State Border,
39. Thence Northerly along the California/Nevada State Border to the Northerly line of Township 17N,
40. Thence Westerly to the Southeast corner of Township 18N, Range 10E,
41. Thence Northerly to the Northeast corner of Township 20N, Range 10E,
42. Thence Westerly to the Southeast corner of Township 21N, Range 9E,
43. Thence Northerly to the Northeast corner of Township 21N, Range 9E,
44. Thence Westerly to the Southeast corner of Township 22N, Range 8E,
45. Thence Northerly to the Northeast corner of Township 22N, Range 8E,
46. Thence Westerly to the Northwest corner of Township 22N, Range 8E,
47. Thence Northerly to the Southwest corner of Township 27N, Range 8E,
48. Thence Easterly to the Southeast corner of Township 27N, Range 8E,
49. Thence Northerly to the Northeast corner of Township 28N, Range 8E,
50. Thence Westerly to the Southeast corner of Township 29N, Range 6E,
51. Thence Northerly to the Northeast corner of Township 32N, Range 6E,
52. Thence Westerly to the Northwest corner of Township 32N, Range 6E,
53. Thence Northerly to the Northeast corner of Township 35N, Range 5E,
54. Thence Westerly to the Southeast corner of Township 36N, Range 3E,
55. Thence Northerly to the Northeast corner of Township 36N, Range 3E,
56. Thence Westerly to the Southeast corner of Township 37N, Range 1W,
57. Thence Northerly to the Northeast corner of Township 38N, Range 1W,
58. Thence Westerly to the Southeast corner of Township 39N, Range 2W,
59. Thence Northerly to the Northeast corner of Township 40N, Range 2W,
60. Thence Westerly to the Southeast corner of Township 41N, Range 4W,
61. Thence Northerly to the Northeast corner of Township 42N, Range 4W,
62. Thence Westerly to the Southeast corner of Township 43N, Range 5W,
63. Thence Northerly to the California/Oregon State Border,
64. Thence Westerly along the California/Oregon State Border to the Westerly Boundary of Township Range 8W,
65. Thence Southerly to the Southwest corner of Township 43N, Range 8W,
66. Thence Easterly to the Southeast corner of Township 43N, Range 8W,
67. Thence Southerly to the Southwest corner of Township 42N, Range 7W,
68. Thence Easterly to the Southeast corner of Township 42N, Range 7W,
69. Thence Southerly to the Southwest corner of Township 41N, Range 6W,
70. Thence Easterly to the Northwest corner of Township 40N, Range 5W,
71. Thence Southerly to the Southwest corner of Township 38N, Range 5W,
72. Thence Westerly to the Northwest corner of Township 37N, Range 6W,
73. Thence Southerly to the Southwest corner of Township 35N, Range 6W,
74. Thence Westerly to the Northwest corner of Township 34N, Range 10W,
75. Thence Southerly to the Southwest corner of Township 31N, Range 10W,
76. Thence Easterly to the Northwest corner of Township 30N, Range 9W,

77. Thence Southerly to the Southwest corner of Township 30N, Range 9W,
78. Thence Easterly to the Northwest corner of Township 29N, Range 8W,
79. Thence Southerly to the Southwest corner of Township 23N, Range 8W,
80. Thence Easterly to the Northwest corner of Township 22N, Range 6W,
81. Thence Southerly to the Southwest corner of Township 16N, Range 6W,
82. Thence Westerly to the Southeast corner of Township 16N, Range 9W,
83. Thence Northerly to the Northeast corner of Township 16N, Range 9W,
84. Thence Westerly to the Southeast corner of Township 17N, Range 12W,
85. Thence Northerly to the Northeast corner of Township 18N, Range 12W,
86. Thence Westerly to the Northwest corner of Township 18N, Range 15W,
87. Thence Southerly to the Southwest corner of Township 14N, Range 15W,
88. Thence Easterly to the Northwest corner of Township 13N, Range 14W,
89. Thence Southerly to the Southwest corner of Township 13N, Range 14W,
90. Thence Easterly to the Northwest corner of Township 12N, Range 13W,
91. Thence Southerly to the Southwest corner of Township 12N, Range 13W,
92. Thence Easterly to the Northwest corner to Township 11N, Range 12W,
93. Thence Southerly into the Pacific Ocean, and,
94. Commencing in the Pacific Ocean on the extension of the Humboldt Base Line,
95. Thence Easterly to the Northwest corner of Township 1S, Range 2E,
96. Thence Southerly to the Southwest corner of Township 2S, Range 2E,
97. Thence Easterly to the Northwest corner of Township 3S, Range 3E,
98. Thence Southerly to the Southwest corner of Township 5S, Range 3E,
99. Thence Easterly to the Southeast corner of Township 5S, Range 4E,
100. Thence Northerly to the Northeast corner of Township 4S, Range 4E,
101. Thence Westerly to the Southeast corner of Township 3S, Range 3E,
102. Thence Northerly to the Northeast corner of Township 5N, Range 3E,
103. Thence Easterly to the Southeast corner of Township 6N, Range 5E,
104. Thence Northerly to the Northeast corner of Township 7N, Range 5E,
105. Thence Westerly to the Southeast corner to Township 8N, Range 3E,
106. Thence Northerly to the Northeast corner of Township 9N, Range 3E,
107. Thence Westerly to the Southeast corner of Township 10N, Range 1E,
108. Thence Northerly to the Northeast corner of Township 13N, Range 1E,
109. Thence Westerly into the Pacific Ocean,

excluding that portion of Northern California contained within the following lines:

110. Commencing at the Southwest corner of Township 12N, Range 11E, of the Mount Diablo Base and Meridian,
111. Thence Easterly to the Southeast corner of Township 12N, Range 16E,
112. Thence Northerly to the Northeast corner of Township 12N, Range 16E,
113. Thence Westerly to the Southeast corner of Township 13N, Range 15E,
114. Thence Northerly to the Northeast corner of Township 13N, Range 15E,
115. Thence Westerly to the Southeast corner of Township 14N, Range 14E,
116. Thence Northerly to the Northeast corner of Township 16N, Range 14E,
117. Thence Westerly to the Northwest corner of Township 16N, Range 12E,
118. Thence Southerly to the Southwest corner of Township 16N, Range 12E,
119. Thence Westerly to the Northwest corner of Township 15N, Range 11E,
120. Thence Southerly to the point of beginning at the Southwest corner of Township 12N, Range 11E.

Zone Pay and map changes shall apply for work bid after June 26, 2006.

All areas other than free zones shall be subject to the payment of Zone Pay.

The Individual Employer shall not be required to pay Zone Pay to employees employed by an Individual Employer in a permanent yard or shop or plant and employees employed by an Individual Employer on residential construction projects (not camps); subdivisions; buildings of three (3) stories or less including utilities and site work related to these buildings; streets, roadways and utilities which are a part of a residential construction project.

Zone Pay shall not be applicable within the city limits of the following cities or towns:

Auburn, Coalinga, Crescent City, Exeter, Grass Valley, Greenfield, Jackson, Jamestown, Lindsay, Mariposa, Nevada City, Placerville, Porterville, Sonora, Strathmore, Terrabella, Tuolumne, Twain Harte, Woodlake or Yreka.

Zone Pay shall apply to publicly financed camps, highways, dams, tunnels, power facilities, defense facilities, utilities (except as provided above), sewage disposal plants and heavy engineering projects together with the camps, warehouses, offices or facilities constructed in connection with such latter projects.

No Zone Pay shall be paid on a job located within the right of way of a road or highway forming part of the boundary of the Zone Pay area.

If a road or highway forming part of the boundary of a Zone Pay Area is relocated, such relocated road or highway upon being officially opened shall form a part of the boundary of the Zone Pay Area in place of the old road.

When the work is to be performed in the Zone Pay Area, each employee employed to perform work covered by this Agreement shall receive the Zone Pay specified herein.

When the work to be performed is in the Free Zone, such employees shall not be entitled to receive Zone Pay; provided, however, if two or more hours of compensable time (straight time or premium time) are worked by said employee in the Zone Pay Area, he/she shall be entitled to be paid appropriate Zone Pay for all hours worked.

SCHEDULE "A"

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS HIRING HALL LOCATIONS

Local	City	Street Address	Phone Number	Dispatch Hours
67*	Oakland	8301 Edgewater Dr., #201	510-569-4761	7:00-9:00 a.m.
67*	Sacramento	2717 Cottage Way, #12	916-482-2607	7:00-9:00 a.m.
67*	El Sobrante	3980 San Pablo Dam Rd., Suite 101	510-569-4761	6:30-9:00 a.m.
73	Stockton	3984 Cherokee Rd.	209-466-3356	6:30-9:00 a.m.
185	Sacramento	1320 National Drive	916-928-8300	6:30-9:00 a.m.
185	Redding	2210 Twin View Blvd.,	530-221-0961	6:30-9:00 a.m.
261	San Francisco	3271 18th Street	415-826-4550	6:30-9:00 a.m.
261	San Mateo	300 – 7th Ave.	650-344-7168	6:30-9:00 a.m.
261	San Rafael	1114 Irwin St.	415-492-0936	6:30-9:00 a.m.
270	San Jose	2195 Fortune Dr.	408-297-2620	6:00-9:00 a.m.
270	Santa Cruz	(Phone Dispatch Only)	831-475-7058	6:00-9:00 a.m.
270	Salinas	(Phone Dispatch Only)	831-422-7077	6:00-9:00 a.m.
294	Fresno	5431 East Hedges Ave	559-255-3019	6:30-9:00 a.m.
294	Visalia	1621 Dinuba Blvd.	559-734-9426	6:30-9:00 a.m.
304	Hayward	29475 Mission Blvd	510-581-9600	6:00-9:00 a.m.
304	Oakland	425 Roland Way	510-562-2661	6:00-9:00 a.m.
304	Livermore	2063 Research Drive	925-455-8292	
324	Martinez	611 Berrellesa St.	925-228-0930	6:30-9:00 a.m.
324	Santa Rosa	81 Barham Avenue	707-542-1107	6:30-9:00 a.m.
324	Napa	(Phone Dispatch Only)	707-226-7971	6:30-9:00 a.m.
1130	Modesto	1911 Yosemite Blvd.	209-521-9883	7:00-9:00 a.m.
		P.O. Box 3448, Modesto, CA 95353 (Mail)		

*Asbestos

Northern California District Council of Laborers
Union Plaza
5672 Stoneridge Drive, Suite 200
Pleasanton, CA 94588
Telephone 925-469-6800
Facsimile 925-469-6900
Office Hours: 7:00 a.m. to 5:00 p.m. Monday through Friday

SIDE LETTER

It is hereby agreed by and between the Construction Employers' Association and its respective members, ("Employer") and the Northern California District Council of Laborers, affiliated with the Laborers' International Union of North America ("Union") as follows:

Any alleged violation of the Agreement concerning temporary lighting work, graffiti abatement work and paved-in-place polyurethane/track resurfacing work, including an alleged subcontracting violation, shall not be subject to Section 9 (Grievance Procedure).

IN WITNESS WHEREOF, the parties hereto execute this Side Letter by their respective officers authorized to do so this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

5/5/22

SIDE LETTER

It is hereby agreed by and between the Construction Employers' Association and its respective members, ("Employer") and the Northern California District Council of Laborers, affiliated with the Laborers' International Union of North America ("Union") as follows:

It is agreed by the parties that those Individual Employers bound to the Agreement by a Project Labor Agreement via a fully executed and submitted Letter of Assent under the Project Labor Agreement shall be considered to have extended on June 27, 2022 and shall not be subjected to the additional increase on June 27, 2022.

IN WITNESS WHEREOF, the parties hereto execute this Side Letter by their respective officers authorized to do so this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

3/18/22

SIDE LETTER

SECOND SHIFT STARTING TIME

It is hereby agreed by and between the Construction Employers' Association and its respective members, ("Employer") and the Northern California District Council of Laborers, affiliated with the Laborers' International Union of North America ("Union") as follows:

For private work, on two-shift operations, the starting time for the second shift may be within three (3) hours prior to the end of the first shift or within three (3) hours after the end of the first shift.

The Individual Employer shall notify the Union prior to implementing the provisions of this Side Letter.

IN WITNESS WHEREOF, the parties hereto execute this Side Letter by their respective officers authorized to do so this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

SIDE LETTER

2022-2027 LABORERS MASTER BUILDERS AGREEMENT

SUBCONTRACTING

Subcontracting – (wood fencing, wood retaining walls, chip seal, slurry seal, landscaping, erosion control, striping and laying and/or applying of fabrics connected to asphalt, portland cement concrete (pcc), and aggregated paving work). Should the Individual Employer solicit Union subcontractor bids with reasonable notice in writing by fax or email, then the following provision is applicable: When there are no Union subcontractor bids, the non-union subcontractor may be used without restriction. The Individual Employer shall be responsible to set up a meeting between the non-union subcontractor and the Union upon request.

The Union will be notified in writing by the Individual Employer by FAX or email prior to implementation of this provision.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

SIDE LETTER

STAGGERED STARTS

This SIDE LETTER entered into this 10th day of May, 2022, provides the following modifications to the 2022-2027 CEA/Laborers Master Builders Agreement.

The following language shall be placed in a Side Letter until the other basic crafts agree, then placed in the main body of the Agreement.

"The Individual Employer may, at its discretion, stagger individual employees' starting times at the employee's regular rate of pay within the established starting times of this Agreement.

All other terms and conditions of the 2022-2027 Laborers Master Builders Agreement between the Construction Employers' Association and the Northern California District Council of Laborers shall remain unchanged.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

LETTER OF UNDERSTANDING
SECTION 11 (SUBCONTRACTORS)

It is hereby agreed by and between the Construction Employers' Association ("Employer") and the Northern California District Council of Laborers, affiliated with the Laborers' International Union of North America ("Union") that an Individual Employer will have satisfied the requirements of Section 11 (Subcontractors) if the subcontractor is bound by and complies with the terms and conditions of the Laborers Master Builders Agreement, Laborers Master Agreement, or an appropriate agreement negotiated specific to that type of work by the Northern California District Council of Laborers.

IN WITNESS WHEREOF, the parties hereto execute this Letter of Understanding by their respective officers authorized to do so this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

LETTER OF UNDERSTANDING

LABORERS' MASTER BUILDERS AGREEMENT

It is the understanding of the parties that Section 9, paragraph 14 of the Laborers' Master Builders Agreement shall be interpreted to mean that grievances filed by the Union shall be brought to the attention of the Employer (Construction Employers' Association) within ten (10) working days**, excluding Saturdays, Sundays and Recognized Holidays,** after the alleged violation was committed. Conversely, grievances filed by the Employer (Construction Employers' Association) shall be brought to the attention of the Union within ten (10) working days**, excluding Saturdays, Sundays and Recognized Holidays,** after the alleged violation was committed.

CONSTRUCTION EMPLOYERS' ASSOCIATION:

Michael Walton — 05/10/22
Date

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS:

[signature] — 05/10/22
Date

LETTER OF UNDERSTANDING
PRIVATE BUILDING WORK

It is hereby agreed by and between the Construction Employers' Association and its respective members, ("Employer") and the Northern California District Council of Laborers, affiliated with the Laborers' International Union of North America ("Union") as follows:

On privately financed building construction projects with a total project value of $3 million or less, wage rates shall be 80% of the Laborers Master Builders Agreement rates, and fringe benefits shall be paid in accordance with the Laborers Master Builders Agreement. Individual Employers shall register with the Laborers Building Work Preservation Committee prior to implementing these rates on any project.

All other terms and conditions of the Laborers Master Builders Agreement shall apply.

IN WITNESS WHEREOF, the parties hereto execute this Letter of Understanding by their respective officers authorized to do so this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

MEMORANDUM OF UNDERSTANDING
RE: PRIVATE WORK

I. Recognition-Scope

This Memorandum of Understanding is entered into by the Employer, the Construction Employers' Association, for and on behalf of itself and its member Individual Employers and the Union, the Northern California District Council of Laborers, for itself and on behalf of its affiliated Local Unions, effective July 1, 2022 and is available only to Individual Employers which are and remain signatory to the applicable current Laborers Master Builders Agreement for Northern California (2022-2027), and any extensions and modifications thereof and successors thereto. Any Individual Employer rescinding its membership in an Association signatory to the Laborers Master Builders Agreement and any Individual Employer abrogating its Laborers Master Builders Agreement immediately nullifies and loses its eligibility to participate in this Memorandum of Understanding.

II. Geographic Jurisdiction

This Memorandum of Understanding shall apply to Northern California, which term means that portion of the State of California above the Northerly boundary of Kern County, the Northerly boundary of San Luis Obispo County, and the Westerly boundaries of Inyo and Mono Counties, which includes the following counties: Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Fresno, Glenn, Humboldt, Kings, Lake, Lassen, Madera, Marin, Mariposa, Mendocino, Merced, Modoc, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tulare, Tuolumne, Yolo and Yuba.

III. Scope of Agreement

This Memorandum of Understanding will apply only to private work where the total value of the project is ten million dollars ($10,000,000.00) or less in the geographic areas set forth above. In order to qualify for the terms of this Memorandum of Understanding, the signatory Individual Employer must notify the Union in writing of its intention to utilize this agreement, the identity of the project, its owner, its funding sources, and the total dollar value of the project. The Individual Employer must provide the Union with the documentation necessary to establish that the project meets the requirements set forth, *supra*.

This Memorandum of Understanding shall apply to all scopes of work set forth in the Laborers Master Builders Agreement.

IV. Term of the Agreement

The Memorandum of Understanding shall be coextensive with the Laborers Master Builders Agreement 2022-2027; its terms and conditions shall lapse and expire on June 30, 2027 and shall revert to the terms of the Laborers Master Agreement unless both parties agree expressly and in writing to extend the terms of this Memorandum of Understanding. Moreover, this Memorandum of Understanding shall immediately be null and void for any Individual Employer or Association which terminates or abrogates its Laborers Master Builders Agreement with the Union. Either party may cancel this Memorandum of Understanding on the anniversary of its expiration upon thirty (30) days' written notice.

V. Manning and Hiring

For projects qualifying under the terms of this Memorandum of Understanding, the Individual Employer shall be permitted to employ one (1) apprentice for each journeyman hired up to a maximum of three (3) apprentices for three (3) journeymen. Thereafter, the ratio shall be three (3) journeymen for each apprentice.

Any Employer utilizing this Memorandum of Understanding must make its best effort to hire at least twenty-five percent (25%) of its workforce from the Local Union in whose area the project is located.

VI. Compensation

Upon application of the Individual Employer, as specified in III, *supra*, the District Council may in its discretion grant the Individual Employer some or all of the following:

i. All journeymen Laborers working under this memorandum shall be classified and compensated as Group 3 Laborers; however, there shall be no shift premiums;

ii. Fringe benefits shall be as set forth in the Laborers Master Builders Agreement with the exception of annuity, vacation pay, and Building Industry Stabilization;

iii. The District Council may grant relief in the form of reduced wages by a maximum of thirty percent (30%) of the rates set forth in the Laborers Master Builders Agreement.

iv. Relief from the requirements of Section 11 of the Laborers Master Builders Agreement at the discretion of the District Council in consideration of the given project for which such relief is requested.

VII. Access to Information

The Individual Employer will provide the Union with all the facts upon which it relies for seeking relief under this Memorandum of Understanding, including documentation.

CONSTRUCTION EMPLOYERS' ASSOCIATION

Michael Walton

DATE: 5/10/22

05/10/22

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS

DATE: 05/10/22

LETTER OF UNDERSTANDING RE:
LABORERS BUILDING WORK PRESERVATION COMMITTEE

It is hereby agreed by and between the undersigned parties that effective August 1, 2006, a Laborers Building Work Preservation Committee ("Committee") shall be established, composed of three (3) representatives appointed by the Northern California District Council of Laborers ("Union") and three (3) representatives appointed by the Construction Employers' Association ("Employer"). The Committee will review requests for changes in the terms and conditions of the 2022-2027 Laborers Master Builders Agreement by and between the Union and the Employer ("Agreement") that may be necessary to enhance builder competitiveness and preserve work opportunities for employees and individual employers covered by the Agreement.

The Committee shall be authorized to modify the terms and conditions of the Agreement exclusively by full mutual agreement of the respective members of the Committee as it deems to be in the best interest of the parties to the Agreement, including modifications to Section 11 (Subcontractors). Such modifications may be limited to an individual scope of work on a specific project or may be as broad as a market recovery "blanket" decision covering a particular scope of work, type of work and/or geographic area by full mutual agreement of the labor and management representatives of the Committee.

Subcontracting coverage modifications may be referred to the Committee for review. After review, the Committee shall be empowered to modify the Agreement on a case by case basis to address non-responsiveness from union subcontractors or noncompetitive union bids and determine that the Agreement's Subcontracting clause shall not be enforced. Committee decisions shall be binding upon the parties and the Trust Funds. The Committee shall provide written notification to the Laborers Trust Funds Administrative Office of any decisions that modify the Agreement.

The Committee shall be empowered to develop rules and procedures, subject to the full mutual agreement of the bargaining parties, to carry out the intent of the bargaining parties.

The Committee shall be jointly administered by the Union and the Employer through funding from the Building Industry Stabilization Fund. The Union shall be compensated in the amount of $.02 per hour contributed from the Building Industry Stabilization Fund, effective August 1, 2006. The Employer shall administer the Committee through Employers' Advocate, Inc. pursuant to a budget approved by the Trustees of the Building Industry Stabilization Fund.

The parties agree that Section 9B (Building Industry Stabilization Fund) of the Agreement shall be modified to provide that the purpose of such funds shall be to enhance builder competitiveness and preserve work opportunities for employees and individual employers covered by the Agreement through administration of the Laborers Building Work Preservation Committee.

The parties agree to recommend to the Trustees of the Building Industry Stabilization Fund to adopt any amendments to the Trust Agreement necessary to implement the Laborers Building Work Preservation Committee.

Agreed to this 10th day of May, 2022.

NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS, AFFILIATED WITH THE LABORERS' INTERNATIONAL UNION OF NORTH AMERICA

By: _____ Date: 05/10/22
Oscar De La Torre, NCDCL Business Manager

CONSTRUCTION EMPLOYERS' ASSOCIATION

By: _____ Date: 05/10/22
Michael Walton, Secretary

3/18/22

SIDE LETTER OF AGREEMENT

It is hereby agreed by and between the Employer, Construction Employers' Association, and the Union, the Northern California District Council of Laborers and its affiliated Local Unions as follows:

The parties agree that the Laborers' Master Builders Agreement for Northern California 2022-2027 is hereby modified in the following particulars:

Commencing on the effective date of this Agreement and each subsequent year, the Union may, at its discretion, allocate fifty cents ($0.50) per hour from the agreed-upon increased wages to the Laborers' Pension Fund for Northern California up to a maximum of one dollar fifty cents ($1.50) per hour provided, however, that the Union has full and complete discretion to reduce or eliminate said allocations on any of the subsequent years including the final year of the 2022-2027 agreement.

FOR THE EMPLOYER
CONSTRUCTION EMPLOYERS' ASSOCIATION

Michael Walton
Secretary

05/10/22
Date

FOR THE UNION
NORTHERN CALIFORNIA DISTRICT COUNCIL OF LABORERS

Oscar De La Torre
Business Manager

05/10/22
Date

425 CALIFORNIA, SUITE 2200,
SAN FRANCISCO, CA 94104
P (415) 986-0600

1111 BROADWAY, SUITE 1340,
OAKLAND, CA 94607
P (510) 250-8500

2001 GATEWAY PLACE, SUITE 270W,
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