

How sports arenas became the poster child of California's housing crisis

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www.calmatters.org]

By Erika Paz,

Anaheim, San Diego and Oakland are all hoping to give their sports arenas a boost by giving the surrounding real estate a makeover. In high-gloss renderings, developers promise walkable, transit-friendly cityscapes featuring housing, hotels, shops and restaurants with plenty of inviting green space. To borrow from "Field of Dreams," if you build it they will come. And these cities are wagering the improvements will be enough to get professional sports teams to stay.

There's just one problem on the road to revitalization: In the eyes of the state, these projects haven't included enough affordable housing.

Anaheim and San Diego have been cited by California's Department of Housing and Community Development for failing to comply with an affordable housing law as part of their multimillion-dollar stadium and arena plans. A third investigation into the Oakland Coliseum redevelopment project, which was triggered by a lawsuit, could result in a \$25.5 million penalty against the taxpayers of Alameda County.

Housing advocates point to sports arenas as proof that market forces won't deliver enough housing where at least 1.8 million units are needed by 2025. They contend the public is being shortchanged on affordable units in these deals. For parcels that have an opportunity to create housing, the projects should include at least 25% affordable housing. Even if negotiations fail, there's still a minimum requirement for 15% affordable housing for projects. Local leaders, including former San Diego Mayor Kevin Faulconer who is running for governor in the recall election, said it was the state that changed development rules in the middle of the game.

What happens next could give the state an advantage over local governments in California's long-standing fight over land use decisions amid the state's housing crisis. For the first time, California is tracking publicly owned land that could be developed into more affordable housing and the state's Department of Housing and Community Development is flexing its new enforcement authority. Supporters hope the change creates better local government accountability but the agency has yet to issue any fines and cities could resist.



The San Diego city council chose to start over on the 48-acre Pechanga Arena project after the state declared the city failed to offer the site to affordable housing developers. Photo by Megan Wood, Voice of San Diego

"It's become clear that there are literally thousands of acres of land being made available up and down the state that potentially could be used for affordable housing," said Jeff Levin, policy director at East Bay Housing Organizations, one of the groups that pushed for state changes after the city of Oakland failed to prioritize affordable housing.

So far, the responses from local governments have ranged from compliance to defiance:

- After Faulconer finished his last term as San Diego mayor, his successor decided not to fight the state housing authority. The city restarted its process for Pechanga Arena, which is home to minor league hockey's San Diego Gulls and indoor soccer's San Diego Sockers. Faulconer's spokesman blamed the state: "Mayor Faulconer supports affordable housing, which is why Sacramento should have made their intentions clear to local governments a long time ago before letting them move forward with plans for locally owned land and then pulling the rug out."
- Anaheim is challenging the state's findings in trying to close the sale of property surrounding Angel Stadium to Arte Moreno, the owner of the Los Angeles Angels baseball team. Anaheim officials even lobbied a state legislator for an exemption but no carve-out was issued. The city now argues the project is exempt because it entered into exclusive negotiations before the new version of the law took effect.

- Against the will of some residents, Alameda County sold its share of the Oakland Coliseum to the Oakland Athletics baseball team for \$85 million as part of a larger effort to convert the existing stadium to a mixed-use development and construct a new waterfront ballpark. A lawsuit from a local housing advocate claims the county didn't comply with the law, which triggered the state investigation. The county maintains that it complied with the law. If state housing officials determine the sale did not offer the land for affordable housing first, the county could be fined as much as \$25.5 million.

What is the Surplus Land Act?

The Surplus Land Act was passed 52 years ago and has been amended more than a dozen times since. With each amendment, the law became more specific in how local agencies are to dispose of surplus land—public properties that the agency wants to sell or lease. But the only way to enforce it was by taking local governments to court.

It wasn't until San Francisco Democratic Assemblymember Phil Ting penned a bill in 2019 that the state won enforcement powers. For the first time, the Department of Housing and Community Development could track all public land deals and levy fines of as much as 30% of the real estate deal.



California Sub-Bid Request Ads

Bids Requested from qualified **DBE (including MBE, WBE)** Subcontractors and Suppliers For:

DESIGN-BUILD FOR GROUNDWATER TREATMENT PLANTS (PHASE B)

Owner: City of Anaheim

Location: Anaheim, CA

Bid Date: September 29, 2021 @ 2:00 P.M.



667 Brea Canyon Road, Suite 30 • Walnut, CA 91789

Phone: (909) 595-4397, Fax: (909) 444-4268

Contact: Lori Olivas, lori.olivas@jfshea.com

J.F. Shea Construction, Inc. is soliciting your participation in the preparation of this bid. We are particularly interested in bids from subcontractors/suppliers for the following work items:

Surveyor, Corrosion Engineer, Hydrogeologist, Well Rehabilitation, Geotechnical Engineer, Soil & Concrete Testing, Security Systems, Laboratory Testing, Architect, Utility Location Services, AC Paving, Ready-Mix Concrete, Reinforcing Steel, Structural Steel, Miscellaneous Metals, Painting & Coatings, Roofing, and HVAC.

Plans and Specifications: Email your requests to elizabeth.pettus@jfshea.com.

Plans may also be viewed at the Dodge Plan Rooms or at our Walnut Office.

J.F. Shea Construction, Inc. is an equal opportunity employer and intends to negotiate in good faith with interested **DBE (including MBE, WBE)** firms and intends to utilize the lowest responsive bidder. J.F. Shea expects potential subcontractors to be bondable. J.F. Shea will pay for up to 1% for subcontractor bond costs. Subcontractors and Suppliers are expected to bid per plans and specifications, including requirements for warranties. Standard manufacturer's warranties, if not in conformance with owner's specifications, will not be accepted.

D'Arcy & Harty Construction, Inc
(415) 822-5200 ph • (415) 822-0747 Fx
Estimator: willie@darcyhart.com

**Oro Loma Sanitary District
Sewer Collection System
pipeline rehabilitation
and replacement project Phase 6**
UDBE/MBE/WBE sub-bids requested for:
Saw-cutting & Trucking

Bids: September 1, 2021 at 2:00 pm

Layne Christensen Company
1717 W Park Ave • Redlands CA 92373
909-390-2833 • 909-390-5540
Requesting Sub-bids from Qualified DBE
Subcontractors/Vendors
for the following project:

**Construction of Wells No. 60 and 61
For the City of Anaheim**

Bid Deadline: 9/2/2021 at 2:00PM

Layne Christensen Company is seeking DBE certified subcontractors and suppliers for portable restrooms, mobile subcontract welding, site security, temporary fence, temporary site office and hauling of drilling fluids.

Mr. Ricky Trujillo (909-390-2833) or
Ricky.Trujillo@gcinc.com

is the Account Manager for this project and is available to provide you with assistance to clarify any questions regarding the scope of work, including interpretation of plans, specifications and requirements.



COFFMAN SPECIALTIES, INC.
OFFICE: 10000 PASEO DEL MAR, SUITE 1000, SAN DIEGO, CA 92121

Skanska-Coffman A Joint Venture
Subcontractor/Supplier Bids/Proposals Requested

ADP Airside Improvements Project
San Diego County

Owner: San Diego County Regional Airport Authority (SDCRAA)
Project #411001

Revised Proposal Due Date: September 8, 2021 – 2:00 pm

Skanska USA Civil West California District Inc. and Coffman Specialties, Inc., a Joint Venture, is interested in soliciting in Good Faith all subcontractors and suppliers as well as certified DBE subcontractors and suppliers related to the scopes of work below

Plans & Specs may be obtained from the Airport Authority's Bid Management website:
<https://pbsystem.planetbids.com/portal/16725/portal-home>

Requested scopes include, but are not limited to the following and should be based on Contract and its amendments:

Striping, Implement BMP's, SWPPP, Temporary Erosion Control, Sweeping, Fencing, Excavation, Aggregate Base, Tack Coat, Cold Plane Asphalt Concrete Pavement, Remove Concrete Pavement and Base, Minor Concrete, Storm Drain, Signs, Electrical Systems, Trucking, Asphalt Paving, Dewatering, Wet Utilities, Storm Drain Filtration, Traffic Control, Cistern and Pump Control Room, and Cement Treated Base.

Requirements: Skanska Coffman a Joint Venture is an Equal Opportunity Employer and is requesting quotes from all qualified subcontractors and suppliers. Skanska Coffman a Joint Venture will assist qualified subcontractors, vendors, & suppliers in obtaining bonding, lines of credit, insurance, necessary equipment, materials and/or supplies. If you are a DBE Company, please provide your certification letter with your proposal. If you are a non-DBE, please indicate all lower-tier participation on your quotation as it will be evaluated with your price. In order to assist DBE subcontractors and suppliers, we will divide total requirements into smaller packages, tasks or quantities & establish delivery & construction schedules which will permit maximum participation when feasible. Subcontracting Requirements: Skanska Coffman a Joint Venture's insurance requirements are Commercial General Liability (GL): \$1M ea. occ., \$1M personal injury, \$2M products & completed operations agg. & general agg.; \$1M Auto Liability; \$5M Excess/Umbrella and \$1M Workers Comp. Endorsements and waivers required are the Additional Insured End., Primary Wording End., & a Waiver of Subrogation (GL & WC). **Other insurance requirements** may be necessary per RFP requirement. Subcontractors may be required to furnish performance and payment bonds in the full amount of their subcontract by an admitted surety. Skanska Coffman a Joint Venture will pay bond premium. Quotations must be valid for the same duration as specified by the Owner for contract award. Conditions or exceptions in Subcontractor's quote are expressly rejected unless accepted in writing. Skanska Coffman a Joint Venture is signatory to the Operating Engineers, Laborers, Cement Masons, & Carpenters Unions. Subcontractors must provide weekly, one original and one copy of all certified payrolls, including non-performance and fringe benefit statements if required by law or by the Prime Contract. Please note that all Contractors and Subcontractors must register with The DIR (Department of Industrial Relations) in order to bid on public works projects. Include CSLB License Number and DIR Number on All Quotes Submitted.

Skanska Coffman A Joint Venture is an Equal Opportunity/Affirmative Action Employer
EEO/AA/Vet/Disability Employer

Estimating Department: 1995 Agua Mansa Rd, Riverside, CA 92509

Phone: (951) 684-5360 • Fax: (951) 788-2449

Lead Estimator: Joe Sidor • Email: bids.socal@skanska.com

SBE OUTREACH SERVICES

With 1.5 million businesses in our database, SBE is California's #1 source for diversity outreach.

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Computer Generated Reports

Will fit right into your proposal, along with a list of interested firms to contact.

Contact Info:

795 Folsom Street, 1st Flr, Room 1124

San Francisco, CA 94107

Email: sbe@sbeinc.com

Website: www.sbeinc.com

Phone: (415) 778-6250, (800) 800-8534

Fax: (415) 778-6255

Publisher of

Small Business Exchange
weekly newspaper



California Sub-Bid Request Ads

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Website: www.desilvagates.com
ESTIMATOR: **VICTOR LE**

An Equal Opportunity/ Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a
Prime Contractor for the project listed below:

**CALTRANS ROUTE 20 IN NEVADA COUNTY NEAR
OMEGA AT VARIOUS LOCATIONS FROM 0.2 MILE
WEST OF CONSERVATION ROAD (WASHINGTON
RIDGE ROAD) TO 1.2 MILES WEST
OF ZEIBRIGHT ROAD**

Contract No. 03-2H62U4

Federal Aid Project No. ACNH-P020(196)E

Disadvantaged Business Enterprise Goal Assigned
is 16%

OWNER: STATE OF CALIFORNIA

DEPARTMENT OF TRANSPORTATION

1727 30th Street, Bidder's Exchange, MS 26,
Sacramento, CA 95816

REVISED BID DATE: SEPTEMBER 2ND, 2021 @ 2:00 P.M.

DGC is soliciting quotations from certified Disadvantaged
Business Enterprises, for the following types of work and
supplies/materials including but not limited to:

AC DIKE, BIOLOGIST CONSULTANT, BLASTING, BOX
CULVERT, CLEARING AND GRUBBING/DEMOLITION,
COLD PLANE, CONSTRUCTION AREA SIGNS, ELEC-
TRICAL, EROSION CONTROL, FENCING, LANDSCAP-
ING & IRRIGATION, LEAD COMPLIANCE PLAN, METAL
BEAM GUARDRAIL, MINOR CONCRETE, MINOR CON-
CRETE STRUCTURE, ROADSIDE SIGNS/CHANNELLIZ-
ER & DELINEATORS, RUMBLE STRIP, STRIPING, LO-
CATING & MAPPING UTILITIES, SWPPP PREP/WATER
POLLUTION CONTROL PLAN PREPARE, TEMPORARY
EROSION CONTROL, TRAFFIC CONTROL SYSTEM,
UNDERGROUND, VEGETATION CONTROL, TRUCK-
ING, WATER TRUCKS, STREET SWEEPING, CLASS
2 AGGREGATE BASE MATERIAL, HOT MIX ASPHALT
(TYPE A) MATERIAL.

Plans and specifications may be reviewed at our of-
fices located at 11555 Dublin Boulevard, Dublin, CA
or 3855 N. Freeway Blvd., Suite 100, Sacramento, CA,
or at your local Builders Exchange, or reviewed and
downloaded from the DGC Drop Box Link: https://www.dropbox.com/sh/5rvdc1bwfbasgl9/AABbrd0ba51_kN3GtAESfBUoa?dl=0 or from the Owner's site at www.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 to the attention of Estima-
tor Victor Le. If you have questions for the Estimator, call
at (925) 829-9220. When submitting any public works
bid please include your DUNS number and DIR number.
For questions regarding registration for DIR use the link at
www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in ob-
taining bonding, lines of credit, insurance, necessary
equipment, materials and/or supplies or related assis-
tance or services, for this project call the Estimator at
(925) 829-9220, or contact your local Small Business
Development Center Network (<http://californiasbdc.org>)
or contact the California Southwest Transportation Re-
source Center (www.transportation.gov/osdbu/SBTRCs).
DGC is willing to breakout portions of work to increase the
expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance
bonds may be required as a subcontract condition.
This will be a PREVAILING WAGE JOB. DGC is an Equal
Opportunity/Affirmative Action Employer.

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Website: www.desilvagates.com
ESTIMATOR: **JIM YACKLEY**

An Equal Opportunity/ Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a
Prime Contractor for the project listed below:

**THE RESURFACING AND SAFETY IMPROVEMENTS
ON CROW CANYON ROAD AT VARIOUS LOCATIONS –
EDEN TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA**
Specification No. 2410

Minority/Women-Owned Business Enterprise Goal
Assigned is 15% MBE and 5%WBE

OWNER: COUNTY OF ALAMEDA

951 Turner Court, Room 300, Hayward, CA 94545

BID DATE: AUGUST 31, 2021 @ 2:00 P.M.

We hereby encourage responsible participation of lo-
cal Minority/Woman-Owned Business Enterprises, and
solicit their subcontractor or materials and/or suppliers
quotation for the following types of work including but not
limited to:

AC DIKE, ADJUST IRON, CLEARING AND GRUBBING/
DEMOLITION, CONSTRUCTION AREA SIGNS, ELEC-
TRICAL, EROSION CONTROL, STRESS ABSORBING
MEMBRANE INTERLAYER (SAMI), FENCING, GABION
BASKET SUPPLIER, METAL BEAM GUARDRAIL, MI-
NOR CONCRETE, MINOR CONCRETE STRUCTURE,
ROADSIDE SIGNS, RUMBLE STRIP, STRIPING, SUR-
VEY/STAKING, SWPPP/WATER POLLUTION CONTROL
PLAN PREPARATION, TEMPORARY EROSION CON-
TROL, UNDERGROUND, TRUCKING, WATER TRUCKS,
STREET SWEEPING, CLASS 2 AGGREGATE BASE MA-
TERIAL, HOT MIX ASPHALT (TYPE A) MATERIAL, AS-
PHALT BINDER.

Plans and specifications may be reviewed at our of-
fices located at 11555 Dublin Boulevard, Dublin, CA
or at your local Builders Exchange, or reviewed and
downloaded from the dropbox site at https://www.dropbox.com/sh/5rvdc1bwfbasgl9/AABbrd0ba51_kN3GtAESfBUoa?dl=0 or from the Owner's site at www.ipdservices.com/clients/eastbay?ALCO

Fax your bid to (925) 803-4263 to the attention of Esti-
mator Jim Yackley. If you have questions for the Estima-
tor, call at (925) 829-9220. When submitting any public
works bid please include your DUNS number and DIR
number. For questions regarding registration for DIR use
the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need M/WBE support services and assistance in
obtaining bonding, lines of credit, insurance, necessary
equipment, materials and/or supplies or related assis-
tance or services, for this project call the Estimator at
(925) 829-9220, or contact your local Small Business
Development Center Network (<http://californiasbdc.org>)
or contact the California Southwest Transportation Re-
source Center (www.transportation.gov/osdbu/SBTRCs).
DGC is willing to breakout portions of work to increase the
expectation of meeting the M/WBE goal.

At our discretion, 100% Payment and 100% Performance
bonds may be required as a subcontract condition. This
will be a PREVAILING WAGE JOB.

DGC is an Equal Opportunity/Affirmative Action Employer.

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Website: www.desilvagates.com
ESTIMATOR: **DAVID CZECH**

An Equal Opportunity/ Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a
Prime Contractor for the project listed below:

ROCKLIN ROAD AT PACIFIC STREET ROUNDABOUT
City Project No. 50131
Federal Aid Project No. CML-5095(023)

Disadvantaged Business Enterprise Goal Assigned
is 21%

OWNER: CITY OF ROCKLIN

DEPARTMENT OF PUBLIC SERVICES

4081 Alvis Court, Rocklin, CA 95677

BID DATE: SEPTEMBER 22nd, 2021 @ 1:00PM.

DGC is soliciting quotations from certified Disadvantaged
Business Enterprises, for the following types of work and
supplies/materials including but not limited to:

**ADJUST IRON, CLEARING AND GRUBBING/DEMOLI-
TION, COLD PLANE, CONSTRUCTION AREA SIGNS,
ELECTRICAL, EMULSION SUPPLIER, IRRIGATION,
LANDSCAPING, MINOR CONCRETE, ROADSIDE
SIGNS, SAWCUTTING, STRIPING, SURVEY/STAKING,
SWPPP PREP/WATER POLLUTION CONTROL PLAN
PREPARE, TEMPORARY EROSION CONTROL, TEST-
ING, TRAFFIC CONTROL SYSTEM, TRAFFIC CON-
TROL/ENGINEER, TREE REMOVAL/TRIMMING, UN-
DERGROUND, TRUCKING, WATER TRUCKS, STREET
SWEEPING, HOT MIX ASPHALT (TYPE A) MATERIAL.**

Plans and specifications may be reviewed at our of-
fices located at 11555 Dublin Boulevard, Dublin, CA
or 3855 N. Freeway Blvd., Sacramento, CA, or at
your local Builders Exchange, or reviewed and down-
loaded from our dropbox located at: https://www.dropbox.com/sh/5rvdc1bwfbasgl9/AABbrd0ba51_kN3GtAESfBUoa?dl=0 or from the Owner's site at <http://ciplist.com/>

Fax your bid to (925) 803-4263 to the attention of Esti-
mator David Czech. If you have questions for the Estima-
tor, call at (925) 829-9220. When submitting any public
works bid please include your DUNS number and DIR
number. For questions regarding registration for DIR use
the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in ob-
taining bonding, lines of credit, insurance, necessary
equipment, materials and/or supplies or related assis-
tance or services, for this project call the Estimator at
(925) 829-9220, or contact your local Small Business
Development Center Network (<http://californiasbdc.org>)
or contact the California Southwest Transportation Re-
source Center (www.transportation.gov/osdbu/SBTRCs).
DGC is willing to breakout portions of work to increase the
expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance
bonds may be required as a subcontract condition.
This will be a PREVAILING WAGE JOB. DGC is an Equal
Opportunity/Affirmative Action Employer.



California Sub-Bid Request Ads

DESILVA GATES CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909
Dublin, CA 94568-2909
(925) 829-9220 / FAX (925) 803-4263
Website: www.desilvagates.com

ESTIMATOR: **DAVID CZECH**

An Equal Opportunity/ Affirmative Action Employer

DeSilva Gates Construction (DGC) is preparing a bid as a Prime Contractor for the project listed below:

**WIDENING OF US 101 SB TO SR-87 SB CONNECTOR
RAMP AND US 101 SB ON-RAMP
FROM STORY ROAD, Contract No. C19240F
Disadvantaged Business Enterprise Goal Assigned
is 14.31%**

**OWNER: SANTA CLARA VALLEY
TRANSPORTATION AUTHORITY
3331 North First Street, Building B,
San Jose, CA 95134**

BID DATE: SEPTEMBER 17, 2021 @ 2:00 P.M.

DGC is soliciting quotations from certified Disadvantaged Business Enterprises, for the following types of work and supplies/materials including but not limited to:

AC DIKE, COLD PLANE, CONCRETE BARRIER, CONSTRUCTION AREA SIGNS, ELECTRICAL, EMULSION SUPPLIER, EROSION CONTROL, HAZARDOUS MATERIAL, IRRIGATION, METAL BEAM GUARDRAIL, MINOR CONCRETE, BOX CULVERT, ROADSIDE SIGNS, SAWCUTTING, STRIPING, SURVEY/STAKING, SWPPP/ WATER POLLUTION CONTROL PLAN PREPARATION, TEMPORARY EROSION CONTROL, TESTING, TREE REMOVAL/TRIMMING, VEGETATION CONTROL, TRUCKING, WATER TRUCKS, STREET SWEEPING, HOT MIX ASPHALT (TYPE A) MATERIAL, RUBBERIZED HMA (OPEN GRADE) MATERIAL, RUBBERIZED HMA (GAP GRADE) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA and 3855 North Freeway Boulevard, Suite 100, Sacramento, CA or at your local Builders Exchange, or reviewed and downloaded from the dropbox site at https://www.dropbox.com/sh/5rvdc1bwfbasgl9/AABbrd0ba51_kN3GtAESfBUoa?dl=0 or from the Owner's site at <https://secure.procurenw.com/portal/vta>

Fax your bid to (925) 803-4263 to the attention of Estimator David Czech. If you have questions for the Estimator, call at (925) 829-9220. When submitting any public works bid please include your DUNS number and DIR number. For questions regarding registration for DIR use the link at www.dir.ca.gov/Public-Works/PublicWorks.html

If you need DBE support services and assistance in obtaining bonding, lines of credit, insurance, necessary equipment, materials and/or supplies or related assistance or services, for this project call the Estimator at (925) 829-9220, or contact your local Small Business Development Center Network (<http://californiasbdc.org>) or contact the California Southwest Transportation Resource Center (www.transportation.gov/osdbu/SBTRCs). DGC is willing to breakout portions of work to increase the expectation of meeting the DBE goal.

At our discretion, 100% Payment and 100% Performance bonds may be required as a subcontract condition. This will be a PREVAILING WAGE JOB. DGC is an Equal Opportunity/Affirmative Action Employer.



An Equal Opportunity Employer is requesting quotations from all certified and qualified

Disadvantaged Business Enterprise (DBE)

Professional services, sub-contractors, material suppliers and trucking for the following project:

Owner: City of Fresno

Veterans Boulevard Interchange

Bid File Number: 3809 ~ Project ID #: PW00927

DBE Participation Goal is 16%

The Veterans Boulevard/State Route 99 interchange; the northerly jug handle ("J2" as identified subsequently); Veterans Boulevard 876overcrossing of Golden State Boulevard, and; completing Veterans Boulevard between Wathen Avenue and the Veterans Boulevard/ Bryan Avenue/Barstow Avenue intersection. This phase also includes the extension of Sierra Avenue to Bullard Avenue

REVISED Bid Date: September 14, 2021 at 3:00 PM

****Bidding Electronically. Quotes need to be received by 11:00am on bid day****

CONTACT:

Debby Pannell

Brosamer & Wall Inc.

1777 Oakland Blvd, Suite 300, Walnut Creek, California 94596

PH: 925-932-7900 • FAX: 925-279-2269

PROJECT SCOPE:

Brosamer & Wall Inc., is requesting quotes from all qualified and certified DBE subcontractors and suppliers all items of work type listed below, including but not limited to:

Class 2 AB, Structure Backfill, Decomposed Granite, Import Borrow, Rock Slope Protection, AC Paving, AC Dike/Curbs, Cold Plane AC, Roadway Excavation, Slurry Seal, Geotextile Materials, Ready Mix, Minor Concrete, Concrete Barrier (Roadway & Bridge), Jointed Plain Concrete Pavement, Prestressing Concrete, Concrete Structures, Concrete Bridge Deck Surface, Concrete Pumping Services, Reinforced Concrete Pipe, Ductile Iron Pipes, Steel Pipe, Pipe Bollard, Pipe Culvert, PVC-Lined Reinforced Concrete Pipe, PVC Conduit, Basin Excavation, Earthwork, Landscaping/Irrigation, Clearing & Grubbing, Erosion Control, Traffic Control, Crash Cushion, Electrical, Underground & Utilities, Signal & Lighting, Intelligent Transportation Systems (City), Ramp Metering System, Fiber Optic Cable Systems, Fencing, Chain Link Railing, Rebar, Misc Metals/Iron/Structural Steel, Welding, Biologist, Lead Compliance Plan, Survey, Storm Water Prevention Plan (SWPP), Street Sweeping, Fugitive Dust Control Plan (FDCP), Vibration Monitoring, Roadway Signs, Construction Area Signs, Overhead Signs, Trucking, HAZmat Thermoplastic Traffic Stripe & Pavement Marking Removal & Trucking, Striping/Markings, Fire Hydrant

Please Contact Brosamer & Wall Inc. at the email listed below for the complete list of the Actual Available Project Bid Items.

Requirements: Brosamer & Wall, Inc. will work with interested subcontractors/suppliers to identify opportunities to break down items into economically feasible packages to facilitate DBE. Brosamer & Wall, Inc. is a union signatory contractor. Subcontractors must possess a current contractor's license, insurance coverage, valid DBE certification, DIR (Department of Industrial Relations) registration number for public work projects, and worker's compensation for the entire length of the contract. All subcontractors will be required to sign our standard Subcontract Agreement. 100% payment and performance bonds may be required. If you have any questions regarding this project or need assistance in obtaining/ waiving insurance, bonding, equipment, materials and/or supplies please call or email Debby Pannell contact information below.

Plans and specifications can viewed at our office located at 1777 Oakland Blvd Suite 300, Walnut Creek, Ca. 94596 or can be accessed online at the City of Fresno Planet Bids website: <https://pbsystem.planetbids.com/portal/14769/portal-home>. You will need to register with Planet Bids and log in to access the files for this project. B&W will also make plans & specs available electronically. Please email Debby Pannell at dpannell@brosamerwall.com for free online link. Brosamer & Wall Inc. intends to work cooperatively with all qualified firms seeking work on this project.

****Submit ALL Bid/Quotes via email to estimating@brosamerwall.com or via fax at 925-279-2269 along with a copy of your CURRENT DBE CERTIFICATION by 11am on bid day. Please Include your CSLB License Number & DIR Registration Number on all bid/quotes.**

Subcontractors, Dealers/Suppliers and Brokers please provide your designation code to us on or before August 17, 2021.

B&W, INC., IS AN EQUAL OPPORTUNITY EMPLOYER.

KJ Woods Construction, Inc.

is requesting quotes from certified
DBE businesses for

**Oro Loma Sanitary District (OLSD)
Sewer Collection System Pipeline**

**Rehabilitation and Replacement Project – Phase 2
Project #45-146.02**

Due 9/22/21 @ 2 PM

We are seeking subs/suppliers of Traffic Control, Paving, Grinding, Install Concrete Flatwork, Manholes, Excavation, Shoring, Trucking, Saw Cutting, Sewer Bypass, TV Inspection, and Pipe Bursting.

Payment & performance bonds may be required. Subs are encouraged to contact Cristina Bernal office@kjwoods.com / 415.759.0506 for info/assist with insurance reqs, bonding, lines of credit, equipment or instructions to obtain plans/specs at no cost

SMALL
BUSINESS
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California Sub-Bid Request Ads



An Equal Opportunity Employer is requesting quotations from all qualified Professional services, sub-contractors, material suppliers and trucking including certified Disadvantage Business Enterprise (DBE) & Disadvantage Veterans Business Enterprise (DVBE) for the following project:

**Caltrans ~ 10-1F1704 ~ San Joaquin County near Stockton at Route 26/99 Separation
10-SJ-26, 99-1.1, 19.3 ~ Project ID 1016000032**

Remove & Replace Bridge

Bid Date: September 2, 2021 at 2:00 PM

****Bidding Electronically. Quotes need to be received by 11:00am on bid day****

CONTACT:

**Debby Pannell
Brosamer & Wall Inc.
1777 Oakland Blvd, Suite 300
Walnut Creek, California 94596
PH: 925-932-7900 • FAX: 925-279-2269**

PROJECT SCOPE:

Brosamer & Wall Inc., is requesting quotes from all qualified and certified DBE/DVBE subcontractors and suppliers all items of work type listed below, including but not limited to:

Progress Schedule (Critical Path Method); Time-Related Overhead (WDAY); Lead Compliance Plan; Dispute Resolution Advisor On-Site Meeting; Hourly Off-Site Dispute-Resolution-Advisor-Related Tasks; Construction Area Signs; Traffic Control System; Traffic Control Supervision (DAY); Flashing Arrow Sign; Type III Barricade; Temporary Traffic Stripe (TAPE); Temporary Pavement Marking (TAPE); Channelizer (Surface Mounted); Portable Radar Speed Feedback Sign System Day; Temporary Pavement Marker; Portable Changeable Message Sign (LS); End of Queue Monitoring & Warning with Truck Mounted Changeable Message Sign Day; Temporary Flashing Beacon; Temporary Railing (TYPE K); Temporary Crash Cushion Module; Temporary Radar Speed Feedback Sign System; Job Site Management; Prepare Storm Water Pollution Prevention Plan (SWPPP); Rain Event Action Plan; Storm Water Sampling & Analysis Day; Storm Water Annual Report; Temporary Drainage Inlet Protection; Temporary Fiber Roll; Temporary Construction Entrance; Street Sweeping; Temporary Concrete Washout; Asbestos Compliance Plan; Treated Wood Waste; Roadway Excavation; Shoulder Backing;; Structure Excavation (Bridge); Structure Backfill (Bridge); Imported Borrow (CY); Wood Mulch; Hot Mix Asphalt (Type A); Place Hot Mix Asphalt Dike (Type C); Place Hot Mix Asphalt Dike (Type E); Remove Asphalt Concrete Dike; Cold Plane Asphalt Concrete Pavement; Remove Base & Surfacing; 16" Cast-In-Drilled-Hole Concrete Piling; Structural Concrete {Bridge Footing; Bridge; Bridge (Polymer Fiber); Approach Slab (Type R Modified); Drainage Inlet; Drill & Bond Dowel; Joint Seal (MR 1/2") & (MR 1 1/2"); Bar Reinforcing Steel (Bridge); Furnish Structural Steel (Bridge); Erect Structural Steel (Bridge); Furnish Sign Structure (Bridge Mounted without Walkway); Install Sign Structure (Bridge Mounted without Walkway); Clean & Paint Structural Steel; Bridge Removal (Portion); 18" Reinforced Concrete Pipe (Class IV); 18" Concrete Flared End Section; Remove Culvert (LF); Remove Inlet; Remove Flared End Section (EA); Rock Slope Protection (60 LB, Class II, Method B) (CY); Rock Slope Protection Fabric (Class 8); Minor Concrete (Curb, Sidewalk & Curb Ramp); Remove Concrete (Curb, Gutter, & Sidewalk) (CY); Pre/Post Construction Surveys; Miscellaneous Iron And Steel; Miscellaneous Metal (Bridge); Temporary Fence (Type CL-6); Temporary Chain Link Gate (Type CL-6, 20' Wide); Remove Pavement Marker; Pavement Marker (Retroreflective); Remove Roadside Sign; Furnish Laminated Panel Sign (1"-Type A); Midwest Guardrail System (Wood Post); Vegetation Control Mat (Rubber); Chain Link Railing (Type 7); Transition Railing (Type WB-31); Rail Tensioning Assembly; End Anchor Assembly (Type SFT); Alternative In-Line Terminal System; Concrete Barrier (Type 60MGF), (Type 732SW) & (Type 842); Remove Guardrail; Salvage Metal Bridge Railing; Remove Concrete Barrier; Remove Thermoplastic Traffic Stripe; 6" Thermoplastic Traffic Stripe (Enhanced Wet Night Visibility) (Broken 6-1) & (Broken 36-12); 6", 8" & 12" Thermoplastic Traffic Stripe (Enhanced Wet Night Visibility); 8" Thermoplastic Traffic Stripe (Enhanced Wet Night Visibility) (Broken 12-3); Thermoplastic Crosswalk & Pavement Marking (Enhanced Wet Night Visibility); Contrast Stripe Paint (1-Coat); Pavement Marking Tape (Warranty); 6" & 12" Traffic Stripe Tape With Contrast (Warranty); 6" Traffic Stripe Tape With Contrast (Warranty) (Broken 36-12); Maintaining Existing Traffic Management System Elements During Construction; Modifying Lighting Systems; Modifying Signal & Lighting Systems; Modifying Fiber Optic Cable Systems; Mobilization

Please Contact Brosamer & Wall Inc. at the email listed below for the complete list of the Actual Available Project Bid Items.

Requirements: Brosamer & Wall, Inc. will work with interested subcontractors/suppliers to identify opportunities to break down items into economically feasible packages to facilitate DBE. Brosamer & Wall, Inc. is a union signatory contractor. Subcontractors must possess a current contractor's license, insurance coverage, valid DBE/DVBE certification, DIR (Department of Industrial Relations) registration number for public work projects, and worker's compensation for the entire length of the contract. All subcontractors will be required to sign our standard Subcontract Agreement. 100% payment and performance bonds may be required. If you have any questions regarding this project or need assistance in obtaining/waiving insurance, bonding, equipment, materials and/or supplies please call or email Debby Pannell contact information below.

Plans and specifications can be viewed at our office located at 1777 Oakland Blvd Suite 300, Walnut Creek, Ca. 94596 or can be accessed for free at the Caltrans website: www.dot.ca.gov/hq/esc/oe. B&W will also make plans & specs available electronically. Please email Debby Pannell at dpannell@brosamerwall.com for free online link. Brosamer & Wall Inc. intends to work cooperatively with all qualified firms seeking work on this project. ****Submit ALL Bid/Quotes via email to estimating@brosamerwall.com or via fax at 925-279-2269 along with a copy of your CURRENT DBE/DVBE CERTIFICATION by 11am on bid day. Please Include your CSLB License Number & DIR Registration Number on all bid/quotes.** Subcontractors, Dealers/Suppliers and Brokers please provide your designation code to us on or before September 2, 2021.

B&W, INC., IS AN EQUAL OPPORTUNITY EMPLOYER.

Request for Proposals for Scope III Bid Solicitation 10

**SFPUC - Southeast Plant
New Headworks Construction**

ADVERTISEMENT FOR SUBCONTRACTOR PROPOSALS

Subject to conditions prescribed by the City and County of San Francisco, CA responses to this bid request are sought from suppliers to furnish and install Elevators.

PROJECT DESCRIPTION:

The intent of this project is to replace the existing Headworks Facility at the SE Water Pollution Control Plant with a new all-weather 250 MGD Headworks Facility. This is solicitation 10 for Scope III New Headworks Construction.

SCOPE / DRAWINGS:

The drawings for Scope III are included in the Plan Room on Smartbidnet.com. The scopes being sought for this project are as follows:

- 3-19 Structural Steel - 20% LBE Requirement
- 3-29 Glass and Glazing - 0% LBE Requirement
- 3-30 Paints and Coatings - 20% LBE Requirement
- 3-40 Overhead Crane Procurement - 0% LBE Requirement
- 3-64 Hydraulic Power System Procurement - 0% LBE Requirement
- 3-73 Fiber Wall Reinforcement - 0% LBE Requirement
- 3-74 Trough Belt Conveyor System Procurement - 0% LBE Requirement
- 3-75 Self-Contained Compactor Procurement - 0% LBE Requirement
- 3-76 Submersible Centrifugal Pumps Procurement - 0% LBE Requirement
- 3-78 Mechanical Course Screens Procurement - 0% LBE Requirement

PRE-QUALIFICATION OF PROSPECTIVE SUB-CONTRACTORS: The Owner has determined that subcontractors who submit bids to Sundt/Walsh on this Project must be pre-qualified. Those subcontractors who pre-qualify will be allowed to bid on the above Scope of Work.

Interested firms may obtain Pre-qualification Documents on the Smartbidnet.com website or by contacting David Cooley, via e-mail at dcooley@sundt.com.

LOCAL BUSINESS ENTERPRISE (LBE) REQUIREMENTS: The following project-wide LBE participation requirement is: LBE-15%. Each Bid Package has a specific LBE requirement as indicated above. Any proposals that fail to meet the Bid Package LBE requirement will be deemed non-responsive.

DISADVANTAGED BUSINESS ENTERPRISE (DBE) REQUIREMENTS: All subcontractors are hereby notified that it is expected that work to be performed under this contract will be in full or in part financed by the Clean Water State Revolving Fund (SRF), administered by the United States Environmental Protection Agency (US EPA) and the State Water Resources Control Board (SWRCB). Bidders shall comply with all applicable terms and conditions, special provisions, and reporting requirements, as set forth in these specifications, and as may be required by federal law, rule, or regulation. Additionally, meeting the project-wide Fair Share Objective is encouraged: MBE-6.4%, WBE-2.0%. Refer to Contract Section 00 48 10.01, Paragraph 2 for more information.

BID DUE DATE: All bid documents must be submitted no later than **September 10, 2021 by 2:00 p.m., California Time.**

Confidentiality of the information provided will be respected to the extent permitted by law.

QUESTIONS: Direct all project specific questions to David Cooley at Sundt/Walsh.

All questions should be submitted via e-mail. The e-mail address is Dcooley@sundt.com.



California Sub-Bid Request Ads



An Equal Opportunity Employer is requesting quotations from all qualified Professional services, sub-contractors, material suppliers and trucking including certified Disadvantaged Business Enterprise (DBE) for the following project:

Caltrans - 03-1H18U4
Route 80 In and Near Truckee from 0.2 Mile West of Donner Park Overcrossing to Route 89/267 Separation - Nevada County
03-Nev-80-13.0/16.5 ~ Project ID 0321000106
Roadway excavation, JPCP and furnish polyester concrete overlay.

Bid Date: October 5, 2021 at 2:00 PM

****Bidding Electronically. Quotes need to be received by 11:00am on bid day****

CONTACT:

Debby Pannell
Brosamer & Wall Inc.
1777 Oakland Blvd, Suite 300, Walnut Creek, California 94596
PH: 925-932-7900 • FAX: 925-279-2269

PROJECT SCOPE:

Brosamer & Wall Inc., is requesting quotes from all qualified subcontractors, suppliers, and truckers including certified DBEs on all items of work type listed below, including but not limited to:

·Lead Compliance Plan ·Develop Water Supply ·Construction Area Signs ·Traffic Control System ·Stationary Impact Attenuator Vehicle ·Type III Barricade ·Temporary Traffic Stripe (Paint) ·Plastic Traffic Drums ·Portable Radar Speed Feedback Sign System ·Temporary Pedestrian Access Route ·Portable Changeable Message Sign ·Temporary Railing (Type K) ·Temporary Crash Cushion ·Temporary Traffic Screen ·Prepare Storm Water Pollution Prevention Plan ·Rain Event Action Plan ·Storm Water Sampling and Analysis Day ·Storm Water Annual Report ·Temporary Erosion Control Blanket ·Move-In/Move-Out (Temporary Erosion Control) ·Temporary Hydraulic Mulch (Bonded Fiber Matrix) ·Temporary Cover ·Temporary Check Dam ·Temporary Drainage Inlet Protection ·Temporary Fiber Roll ·Temporary Gravel Bag Berm ·Temporary Silt Fence ·Temporary Construction Entrance ·Street Sweeping ·Temporary Concrete Washout ·Temporary Creek Diversion Systems ·Treated Wood Waste ·Temporary High-Visibility Fence ·Clearing And Grubbing ·Roadway Excavation ·Shoulder Backing ·Sand Bedding ·Wood Mulch ·Check and Test Existing Irrigation Facilities ·Bonded Fiber Matrix ·Rolled Erosion Control Product (Netting) ·Compost ·Class 2 Aggregate Base ·Base Bond Breaker ·Hot Mix Asphalt (Type A) ·Minor Hot Mix Asphalt ·Place Hot Mix Asphalt Dike (Type E & Type F) ·Tack Coat ·Remove Asphalt Concrete Dike ·Cold Plane Asphalt Concrete Pavement ·Jointed Plain Concrete Pavement ·Drill And Bond (Dowel Bar) ·Drill And Bond (Tie Bar) ·Individual Slab Replacement (RSC) ·Replace Joint Seal (Asphalt Rubber) ·Remove Concrete Pavement (CY) ·Grind Existing Concrete Pavement ·60" Cast-In-Drilled-Hole Concrete Pile (Sign Foundation) ·Structural Concrete ·Drainage Inlet ·Minor Concrete ·Furnish And Install Sign Structure ·Polyester Concrete Overlay ·Plastic Pipe ·Reinforced Concrete Pipe ·Corrugated Steel Pipe ·Slotted Plastic Pipe ·Corrugated Steel Pipe Downdrain ·Anchor Assembly ·Alternative Flared End Section ·Abandon Culvert ·Abandon Inlet ·Cleaning, Inspecting, and Preparing Culvert ·Sand Backfill ·Cured-In-Place Pipeliner ·Concrete (Ditch Lining) ·Rock Slope Protection ·Detectable Warning Surface ·Pre/Post Construction Surveys ·Miscellaneous Iron and Steel ·Manhole Frame and Cover ·Concrete Barrier Delineator ·Delineator (Class 2) ·Signage ·Midwest Guardrail System (Steel Post) ·Vegetation Control ·Transition Railing (Type WB-31) ·End Anchor Assembly ·Two-Component Paint Pavement Marking and Stripe ·Rumble Strip (Asphalt Concrete Pavement and Concrete Pavement) ·Traffic Stripe ·Maintaining Existing Traffic Management System Elements During Construction ·Locating and Mapping Underground Facilities ·Fiber Optic Cable Systems ·Modifying Lighting Systems ·Modifying Sign Illumination Systems ·Modifying Traffic Monitoring Stations ·Mobilization ·Etc.

Please Contact Brosamer & Wall Inc. at the email listed below for the complete list of the Actual Available Project Bid Items.

Requirements: Brosamer & Wall, Inc. will work with interested subcontractors/suppliers to identify opportunities to break down items into economically feasible packages to facilitate DBE. Brosamer & Wall, Inc. is a union signatory contractor. Subcontractors must possess a current contractor's license, insurance coverage, valid DBE certification, DIR (Department of Industrial Relations) registration number for public work projects, and worker's compensation for the entire length of the contract. All subcontractors will be required to sign our standard Subcontract Agreement. 100% payment and performance bonds may be required. If you have any questions regarding this project or need assistance in obtaining/waiving insurance, bonding, equipment, materials and/or supplies please call or email Debby Pannell contact information below.

Plans and specifications can be viewed at our office located at 1777 Oakland Blvd Suite 300, Walnut Creek, Ca. 94596 or can be accessed for free at the Caltrans website: www.dot.ca.gov/hq/esc/joe. B&W will also make plans & specs available electronically. Please email Debby Pannell at dpannell@brosamerwall.com for free online link. Brosamer & Wall Inc. intends to work cooperatively with all qualified firms seeking work on this project. ****Submit ALL Bid/Quotes via email to estimating@brosamerwall.com or via fax at 925-279-2269 along with a copy of your CURRENT DBE CERTIFICATION by 11am on bid day. Please Include your CSLB License Number & DIR Registration Number on all bid/quotes.** Subcontractors, Dealers/Suppliers and Brokers please provide your designation code to us on or before October 5, 2021.

B&W, INC., IS AN EQUAL OPPORTUNITY EMPLOYER.



ANDREW M JORDAN INC
dba A & B CONSTRUCTION
1350 Fourth Street, Berkeley, CA 94710
Phone: 510-999-6000 Fax: 510-982-3636

Requests proposals/quotes from all qualified DBE certified subcontractors, suppliers, and truckers for the following project:

Caltrans Project # 04-0K6704, in San Mateo County & South San Francisco At 0.1 Mile North of Francisco Drive.
Bids: September 8, 2021 @ 2:00 pm

LCP CONST. ARE SIGNS, TRAFFIC CNTRL SYSTEM, CHANNELIZER, PORTABLE RADAR & MESSAGE SPEED FEEDBACK SIGN, TEMP. RAILING, ALTERNATIVE TEMP. CRASH CUSHION, SWPPP, EROSION CNTRL, STREET SWEEPING, TEMP. CONC. WASHOUT, TREATED WOOD WASTE, REMOVE CONC. CLEAR & GRUBB, ROADWAY & STRUCTURE EXCAVATION (SOLDIER PILE WALL), (AERIALY DE-POSTED LEAD), STRUCTURE BF (SOLDIER PILE WALL), CONC. BF (SOLDIER PILE WALL), LEAN CONC. BF, HMA (TYPE A), PLACE HMA AC DIKE (TYPE A) & (TYPE C), REMOVE AC DIKE, STEEL SOLDIER PILE, 30" DRILLED HOLE, STRUCTURAL CONC. DI, MINOR CONC. (BF), TIMBER LAGGING MFBM, CLEAN & PAINT STEEL SOLDIER PILING, REMOVE RETAINING WALL, GRATED LINE DRAIN, INLET DEPRESSION, REMOVE CULVERT, MISC. IRON & STEEL, TEMP. FENCE (TYPE CL-5), GUARD RAILING DELINEATOR, REMOVE ROADSIDE SIGN, FURNISH SINGLE SHT ALUM. SIGN (0.063"-UNFRAMED) SFT, INSTALL ROADSIDE SIGN, MIDWEST GUARDRAIL SYSTEM (STEEL POST), VEGETATION CNTRL, END ANCHOR ASSEMBLY, ALTERNATIVE IN-LINE TERMINAL SYSTEM, REMOVE GUARDRAIL, MODIFYING LIGHTING SYSTEMS, MOBILIZATION.

Bonding, insurance, lines of credit and any technical assistance or information related to the plans & specifications & requirements for the work will be made available to interested suppliers & subcontractors. Assistance with obtaining necessary equipment, supplies, materials, or related assistance or services for this project will also be offered to interested DBE certified suppliers, subcontractors, truckers. A & B is signatory to the Operating Engineers and Laborers Collective Bargaining Agreements.

100% Payment & Performance bonds will be required from a single, Treasury-listed surety company subject to A & B's approval. A & B will pay bond premium up to 1.5%. Subcontractors awarded on any project will be on A & B's standard form for subcontract without any modifications. For questions or assistance required on the above, please call Abel Canlas at 510-210-2832 or at acanlas@a-bconstruction.net

Project Link: <http://ppmoe.dot.ca.gov/des/joe/weekly-ads/joe-project.php?q=04-0K6704>

We are an Equal Opportunity Employer



RCS Inc.

Kim Romero, President
kromero777@gmail.com
1-562-307-7734
www.rcsinc.info
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Sub-Bids Requested from **DBE, MBE/WBE** Subcontractors and Suppliers

**Oro Loma Sanitary District
Sewer Collection System Pipeline
Rehabilitation & Replacement Project - Phase 2
Bid Date 9/22/21 @ 2:00 P.M.**

For Subcontractors & Suppliers in the area of Trucking, Supply of Pipe & Fittings, Striping

Precision Engineering, Inc.

1939 Newcomb Ave
San Francisco, CA 94124
Ph: (415) 621-4882 x 100 • Fx: (415) 621-4812

Contact: Finbar Brody

For assistance with bonding, lines of credit, insurance, or anything else regarding bidding on this project, contact

Precision Engineering, Inc. via phone

An Equal Opportunity Employer

How sports arenas became the poster child of California's housing crisis

■ Continued from page 1

Housing advocates say it's still too early to declare the law a success, but having these three high-profile cases in the first year should encourage local agencies to carefully consider how they move forward on public land.

"It's also shifting the mindset of the public," said Laura Nunn, policy director for the San Diego Housing Federation. "Public land, and the public good that it delivers, can and should include affordable housing."

Push to increase housing production

Sports arenas are just the latest front in California's push for more housing. Even before the pandemic exacerbated the state's affordability crisis, Gov. Gavin Newsom and state lawmakers struggled to increase housing production.

Just a few years ago, local governments and neighborhood preservationists defeated SB 50, which would have forced cities to allow mid-rise apartment buildings around public transit. This year, the Senate's leader has a bill allowing more duplexes in residential neighborhoods but it faces opposition from homeowners and local governments.

And as much as the state can build housing for people experiencing homelessness, Newsom's top housing adviser has said the private market needs to build more to ease the housing shortage.

But some say that may take more state oversight.

"There's no way out of the housing crisis that simply involves the private market handling the situation for us," said San Diego City Councilmember Sean Elo-Rivera. "The public is going to have to be much more involved."

Disappointment and opportunity in San Diego

In San Diego, the city council chose to start over on the 48-acre Pechanga Arena project after the state declared the city failed to offer the site to affordable housing developers. The alternative would have been a penalty of 30% of the final sale or lease price of the land. Earlier this month, the council took its first step in the process by declaring the land surplus.

Jennifer Campbell, council president and representative for the district in which the arena is located, said she is "disappointed with the delay in development of the (sports arena) where investment and revitalization are sorely needed."

Elo-Rivera said there's now potential for more affordable housing.

"I want to make sure that we're maximizing on that opportunity with a really, really clear intention of making sure that we're providing the greatest number of affordable homes possible to San Diego," he said.

In addition to the Gulls and Sockers, Pechanga Arena is home to the San Diego Seals professional lacrosse team and San Diego Strike Force indoor football team. None of the teams were involved with the negotiation of the arena.

Anaheim seeks to save Angel Stadium deal

Anaheim is trying to preserve a \$320 million deal to sell 150 acres around Angel Stadium to SRB Management, a company affiliated with the Angels' owner. The state issued a letter in April saying the city didn't follow procedures and may have violated the law for failing to offer the site to affordable housing developers first.

The city responded by saying the new version of the law didn't apply when the city entered into exclusive negotiations with SRB Management. But that response has only raised questions. Some council members point out the city technically only had a verbal negotiating agreement.

"Our city attorney's office went from helping develop the legal framework to becoming a criminal defense attorney," says Councilmember Jose Moreno.

In July, Voice of Orange County reported how city staff revealed they made a request to state Assemblymember Tom Daly seeking an exemption.

"If we broke the law, we broke the law," Moreno said in an interview with CalMatters. "Don't then go back and try to create trailer bills to give us innocence after the fact."

Daly's office declined to comment. Previously, the legislator had urged council not to rush approval of the deal.

Mayor Harry Sidhu, who received campaign donations from Angels executives as recently as June 2021, said in a statement that the city complied with the spirit of the Surplus Land Act by providing 15% affordable housing in the development plans.

"As a mayor I am committed to doing the right thing for our city," he said in a recent council meeting. "That includes keeping the Angles right here in Anaheim."

SRB Management did not respond to multiple requests for an interview. Currently, its 30-year

plan will provide 777 affordable housing units. That's 15% of the 5,175 planned units. If the state demands 25% affordable housing, that would add 517 more units.

If Anaheim refuses to comply with the state, it could face a penalty up to \$96 million.

Alameda County proceeded with Coliseum sale despite challenge

Alameda County is waiting for the state to make a determination on its \$85 million Oakland Coliseum sale to the A's. The state housing agency declined to comment, saying it's in the early stages of its investigation. But even before the sale was approved by the county board, Alameda had been challenged for not following state law.

In late 2019, the city of Oakland, which co-owned the Coliseum, sued the county for failing to comply with the Surplus Land Act before entering an exclusive negotiation with the team. The lawsuit was dropped after weeks, allowing a deal with the A's to go through. A second lawsuit was filed for the same reason, summoning state housing officials to begin an investigation. The transaction has left Oakland in a tricky spot as it tries to salvage a redevelopment plan for the stadium that will satisfy the baseball team to stay.

The county did not provide comment after multiple calls and emails from CalMatters. In a county supervisors meeting, board member Richard Valle said the December 2019 sale was a critical step for the county in leaving the sports business.

"The county complied with the law in effect at the time of the approval of the disposition agreement," he said.

If the county is found in violation of state law, it could face a fine of as much as \$25.5 million.

Nunn from the San Diego Housing Federation, along with other local housing advocates, are waiting to see how these cases play out—and if the state will need to issue heavy fines. "We're just seeing the first test cases of how the law applies at the local level," she said.

If local governments demonstrate they are adding adequate affordable housing, then there shouldn't be a need for state intervention.

SOURCE: <https://calmatters.org/california-divide/2021/08/surplus-land-act-california-affordable-housing-sports-arena/>