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Breakthrough on California housing could put taller buildings in single-family neighborhoods

[Article originally appeared in www.calmatters.org]

By Ben Christopher, CalMatters

A controversial housing bill that would pave the way for more apartment buildings near major bus stops and train and subway stations across urban California is one step closer to becoming law after its author struck a last-minute deal with a long-time political foe, one of the state's most powerful labor groups.

The State Building and Construction Trades Council, which represents union construction workers, agreed to drop its opposition to Senate Bill 79 in exchange for an amendment that would require some of the projects that make use of the bill to hire union workers.

The bill, authored by San Francisco Democratic Sen. Scott Wiener, would be one of the largest state-imposed housing densification efforts in recent memory. On residential and commercial lots within a walkable half-mile of well-trafficked public transit stops, developers would be allowed to build taller and denser housing — as high as six stories. That would apply in neighborhoods where local regulations restrict new development to single-family homes.

Wiener and backers of the bill argue that the state needs to turbo-charge housing construction to bring down the cost of living in California and that local zoning restrictions are among the barriers to that necessary building boom.



A bulldozer on the corner of 7th Street and Colorado Avenue in Santa Monica on May 24, 2023. Photo by Zaydee Sanchez for CalMatters

"This is exactly where we should be building more housing, right by our highest quality transit," Wiener said.

Since Wiener rolled out the bill in March it has become a magnet of controversy. SB 79 only squeaked out of the Senate, clearing the opposition of two powerful Democratic committee chairs on its way, who largely objected to the

fact that the bill did not include larger affordable housing requirements. The trades' decision to withdraw from the fight significantly boosts the bill's chances of becoming law.

"You hear from legislators all the time trying to be on the same side as the housing folks and the same side of labor — they don't like when those sides are split," said Louis Mirante, a lobbyist with the Bay Area Council, a business group that is backing the bill. "The trades removing their opposition is always helpful when you're trying to pass a housing bill. That's pretty cut and dry."

Backed by "Yes in my backyard" activists, economic development boosters and public transit

Continued on page 5

Construction Quit Rate Plummets to Nine-Year Low

[Article originally appeared in www.constructionexec.com]

By ABC

The construction industry had 306,000 job openings on the last day of July, according to an Associated Builders and Contractors analysis of data from the U.S. Bureau of Labor Statistics' Job Openings and Labor Turnover Survey. JOLTS defines a job opening as any unfilled position for which an employer is actively recruiting. Industry job openings increased by 64,000 last month and are up by 77,000 from the same time last year.

"The construction job opening rate rose to the highest level in over a year during July," said ABC Chief Economist Anirban Basu. "Given the ongoing decline in nonresidential construction spending, however, that increase is likely attributable to immigration policy and its effects on the industry's labor force rather than any increases in the demand for construction workers.

"Indeed, other portions of this data release suggest an alarming deterioration in industrywide labor demand," said Basu. "Fewer construction

workers quit their jobs in July than in any month over the past nine years, suggesting widespread concern about job security, while layoffs jumped to the highest level since Q1 of 2023.

"That said, JOLTS data can be volatile from month to month, and it's difficult to know the degree to which undocumented workers are or are not captured in the data," said Basu. "More than 55% of ABC members expect to increase their staffing levels over the next six months, according to the July reading of the Construction Confidence Index. That measure will be critical to monitor in the months ahead."

By ABC

Associated Builders and Contractors is a national construction industry trade association established in 1950 with 67 chapters and more than 23,000 members. Founded on the merit shop philosophy, ABC helps members develop people, win work and deliver that work safely, ethically and profitably for the betterment of the communities in which ABC and its members work.

SOURCE: https://tinyurl.com/259n7wqy

Construction Industry Job Openings and Labor Turnover Data: July 2025

July 2025	June 2025	July 2024	1-Month Net Change	12-Month Net Change	12-Month % Change
2025			Net Change	Net Change	% Change
	Total				
	Total				
306,000	242,000	229,000	64,000	77,000	33.6%
342,000	348,000	339,000	-6,000	3,000	0.9%
318,000	356,000	312,000	-38,000	6,000	1.9%
232,000	183,000	171,000	49,000	61,000	35.7%
74,000	154,000	134,000	-80,000	-60,000	- 44.8%
13,000	19,000	7,000	-6,000	6,000	85.7%
	Rate				
3.5%	2.8%	2.7%			
4.1%	4.2%	4.1%			
3.8%	4.3%	3.8%			
2.8%	2.2%	2.1%			
0.9%	1.9%	1.6%			
		1			
	3.5% 4.1% 3.8% 2.8%	13,000 19,000 Rate 3.5% 2.8% 4.1% 4.2% 3.8% 4.3% 2.8% 2.2%	13,000 19,000 7,000 Rate 3.5% 2.8% 2.7% 4.1% 4.2% 4.1% 3.8% 4.3% 3.8% 2.8% 2.2% 2.1%	13,000 19,000 -6,000 Rate 3.5% 2.8% 2.7% 4.1% 4.2% 4.1% 3.8% 4.3% 3.8% 2.8% 2.2% 2.1%	13,000 19,000 7,000 -6,000 6,000 Rate 3.5% 2.8% 2.7% 4.1% 4.2% 4.1% 3.8% 4.3% 3.8% 2.8% 2.2% 2.1%

Source: U.S. Bureau of Labor Statistics

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CALIFORNIA SUB-BID REQUEST ADS



Shimmick Construction Company, Inc.

1 Harbor Center, Suite 200 • Suisun City, CA 94585 Phone (707) 410-5070 License No. 594575, DIR No. 1000001063

MBE and WBE Subcontractor/Supplier Bids Requested For:

East Bay Municipal Utility District (EBMUD) Lafayette Reservoir Tower Safety Upgrade Specification No. 2175

BID DATE: Wednesday, September 16th, 20 Total Project Cost: \$11M - \$14M

Project Location: Lafayette, CA

Email quotes to jmiranda@shir

Shimmick Construction Company, Inc. is requesting quotes from certified MBE and WBE subcontractors and suppliers in the

contractors: Concrete, Demolition, Electrical, Erosion Control, Joint Seal, Marine, Painting, Paving, Rebar, Survey, Trucking,

Suppliers: Aggregate, Architectural Items, Flapgates, Joint Seal, Mechanical Equipment, Misc. Metal, Steel Pipe, Ready Mix

Plans are available to download on EBMUD's website https://construction-bids.ebmud.com/CurrentorFutureBid.aspx2BidMode=Current. 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

please contact our lead estimator Eric Himmelberg at eric.

All items of work listed above are made available, even items of work normally performed by Shimmick. Please contact the lead estimator listed above for assistance with breaking down items of work into economically feasible units, with assistance obtaining equipment, supplies, materials, bonding, insurance, estimating, or related assistance. 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 SCCL Long Form Standard Subcontract, incorporating prime contract terms and conditions including payment provisions. SCCI Long Form Standard Subcontract incorporating prime contract terms and conditions, including payment provisions. 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. Shimmick Construction requires that Subcontractors and Suppliers price quotes be provided at a reasonable time prior to the bid deadline to enable a complete evaluation For assistance with bonding, insurance or lines of credit contact Todd Yoder at todd.yoder@shimmick.com.

An Equal Opportunity Employer

REQUESTING BIDS FROM CERTIFIED DBE, MBE, WBE, DVBE, SBE and Other Business Enterprise

Subcontractors and Vendors

Project: Lafayette Reservoir Tower Safety Upgrade, Oakland, CA Reference: 2175

Bid Date: 09/17/2025 @ 02:00pm
Owner: East Bay Municipal Utility District (EBMUD) CA

DMZ Builders is bidding the above referenced project as a Prime Contractor and is requesting bids for the following trades and/ or material suppliers:

Demolition, Saw-Cutting, Concrete Coring, Hazardous Material Handling, Grading, Excavation, Shoring, Fill, Concrete, Rebar, Waterproofing, Roofing, Painting, Industrial Coatings, Miscellaneous Metals, Structural Steel, Bolting, Welding, Mechanical, Electrical, Pipeline, Plumbing, Crane Equipment, Handrails, Guardrails, Ladders, Gratings, Fencing, Trucking, Hydroseeding, Paving, SWPPP, Hydroseeding/Erosion Control, Site Sanitation Services, Pipe Supply/Work, Marine/Diving work and Quality

The Project's Contract Documents (all volumes) are available for download from EBMUD's website https://construction-bids.ebmud.com/ or can be shared by DMZ upon request by emailing estimating@dmzbuilders.com. Contract Documents can also be viewed at our Concord, CA office, by appointment only.

Additional notes: DMZ is requesting Quotes from all qualified business enterprises identified in EBMUD's Contract Equity Program availability groups: White Men, White Women and Ethnic Minority (Both Men and Women). Please submit quotes not later than 10:00 am, September 17, 2025, along with completed EBMUD Spec 2152 "Employment Data and Certification Instruction" form (P-025) and Declaration of Eligibility to Work on Public Works Projects Statement (Form E-102). Send Quotes, completed P-025 Form and E-102 Eligibility Statement via Email to estimating@dmzbuilders.com or FAX to (925) 826-5766. All Quotations must be valid for the same duration as specified by the Owner for contract award. All Quotations must be in a contract award. tions must be in accordance with the Contract Documents/Requirements. Subcontractors must provide their active CSLB License Number and DIR registration number with their quote. DMZ Builders is a union contractor. Subcontractors will be required to execute DMZ Builders Standard Subcontract Terms and Conditions or Purchase Order Agreement (for suppliers), which are available for review upon request, and meet insurance requirements, including Waiver of Subrogation. Subcontract tors, at DMZ's discretion may be required to provide Payment and Performance bonds for 100% of the subcontract value.

DMZ will reimburse bond premium at actual cost, not to exceed 2.0%. Project requires paying prevailing wages and submitting certified payrolls. For assistance in obtaining bonding, lines of credit, insurance, equipment, supplies and materials, technical assistance or any other coordination required for the project, please contact Adam Sheldon by phone at (925) 826-5387, by FAX at (925) 826-5766, or via email at estimating@dmzbuilders.com. DMZ will work with interested subcontractors and suppliers to identify opportunities to divide the work into economically feasible packages and intends to work cooperatively with all qualified firms seeking work on this project.

DMZ BUILDERS

1915 Mark Ct., Ste. 110 • Concord, CA 94520 Phone (925) 826-5387 – Fax (925) 826-5766 An Equal Opportunity Employer

SBE OUTREACH SERVICES

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

Advertisements - Placed in the Small Business Exchange newspaper, SBE Today newsletter, and online at www.sbeinc.com

Faxed and Eblast Solicitations - Targeted mailings sent to businesses per your criteria.

Telemarketing - Telephone follow-up calls that follow a script of 5 questions you create.

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

Mmg//. Velectric Econ/truction company

MFC Industrial 12 Von Karman Ave. Suite 250, Irvine, CA 92606 Tel: (949) 247-5068 • Fax: (949) 861-6439

Owner: The Port of Hueneme, Oxnard Harbor District Project Name: North Terminal Shore Power | Contract No. CMCRPI -6197(010) Location: 333 Ponoma Street P.O. Box 608 Port Hueneme, CA 93044 Revised Bid Date: September 18, 2025, at 2:00p.m.

MEC will be requesting quotes for various areas of work listed in, but not limited to, the scopes of work below; demolition | grading | electrical duct banks| conduit| wire & cable| excavation| prefabricated metal building| installation of electrical devices| precast underground manholes & pull boxes| fire alarm| lighting| wire & cable| scaffolding| electrical testing | electrical procurement

The North Terminal Shore Power Project will provide state of the art electrical infrastructure and electrical-grid-base connection allowing Roll-on/ Roll-off Ocean going vessels to shut down diesel auxiliary engines while at berth, connect into shore power, and effectively eliminate vessel diesel emissions while at berth. The scope of this project includes: demolition and removal work; installation of electrical equipment, underground and under wharf conduits, brackets, conductors, terminations, shore power connection interface equipment, electrical switchgear, neutral grounding resistors, NGR selector switch, transformers, panels, lighting, fencing, stripping, grading, guard posts, and all other work as shown on the project plans and specifications; trench, de-water, shoring, backfill, and resurface excavated areas to match existing pavement; Fill, compact, and grade voids and excavations caused by the demolition and removal work; grading of the work area; installation of prefabricated building; Install SCE infrastructure; apply dust control agent over graded area; Site cleaning and removal of debris, equipment, and excess material from the sites upon completion of work; Install shore power system; Other 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 MEC's electronic use of Building Connected (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.

For further information regarding this project, licensing, insurance or bonding, equipment, supplies, materials, or related assistance or services or



Requesting bids from CERTIFIED SBE/SF LBE

Subcontractors for ALL REMAINING TRADES EXCEPT Demo/Hazmat, Earthwork, Ground Improvements, Shoring, Elevator, Fire Sprinklers, Tower Crane

1979 MISSION PH I: 2970 16th St, San Francisco, CA 94103

LABOR REQUIREMENTS: Prevailing Wage / Union Labor required for carpenters, laborers, operating engineers only / Local Hiring

BID DATE: <u>09/09/25 @ 2 PM</u>

BID DOCUMENTS: All documents on BuildingConnected.

Contact estimating@cahill-sf.com, 415-677-0611 for invitation/information.



O. C. Jones & Sons, Inc. 520 Fourth Street • Berkeley, CA 94710 one: 510-526-3424 • FAX: 510-526-099 1520 F

REQUEST FOR DRE SUBCONTRACTORS AND SUPPLIERS FOR: Structural concrete, steel girder, and HMA-a Hwy 99 Elk Grove CT 03-1J6304

BID DATE: September 23, 2025 @ 2:00 PM

BID DATE: September 23, 2025 @ 2:00 PM

We are soliciting quotes for (including but not limited to): Trucking, Temporary and Permanent Hydroseed and Erosion Control Measures, QC/QA Testing, Lead Compliance Plan, Develop Water Supply, Construction Area Signs, Traffic Control System, Traffic Drum, Portable Radar Speed Feedback Sign, SWPPP, Storm Water Sampling, Analysis, and Annual Report, Sweeping, Water Quality Monitoring and Annual Report, Asbestos Compliance Plan, Treated Wood Waste, Biologist, Bird & Bat Exclusion Devices, Fencing, Clearing & Grubbing, Structure Excavation, Structure Backfill, Bonded Fiber Matrix, AC Dike, Tack Coat, Cold Plane AC, Cast-In-Steel Concrete Piling, Structural Concrete, Ultra High Performance Concrete Mock Up, Minor Concrete, Precast Concrete, Joint Seal, Bar Reinforcing Steel, Press Brake Formed Steel Tub Girder Module, Polyester Concrete Overlay, Prepare Concrete Bridge Deck Surface, Bridge Removal, Reinforced Concrete Pipe, Concreted-Rock Slope Protection, Misc. Iron & Steel, Pavement Marker, Roadside Signs, Guardrail Systems, Concrete Barrier, Striping & Marking, Electrical, Camera Systems, and Construction Materials

Barrier, Striping & Marking, Electrical, Camera Systems, and Construction Materials

Jean Sicard (510-809-3411 jsicard@ocjones.com) is the estimator on this project and is available to provide assistance or answer questions regarding the project scope of work including bid requirements, break out of bid items, plan or spec interpretation, bonding or insurance requirements, and other bid assistance. Plans and specs are available to review at our Berkeley office or can be sent out via Building Connected. Plans are also available under the Advertised Projects tab at the Caltrans website at: http://ppmoe.dot.ca.gov/des/oe/contract-awards-services.html. PDF format quotes should be emailed to the estimator or faxed to 510-526-0990 prior to 12:00 PM on the date of the bid. Quotes from DBE Subcontractors, Suppliers and Truckers are highly encouraged. OCJ is willing to breakout any portion of work to encourage DBE participation. Subcontractors must possess a current DIR, Contractors License, and insurance and workers compensation coverage including waiver of subrogation. OCJ may require Performance and Payment bonds on subcontracts. OCJ will pay the bond premium up to 2% of the contract value. Please contact OCJ for any assistance required by your firm in obtaining bonding or insurance. The US Small Business Administration may also assist you in obtaining bonding - please see the following site for information: http://www.sba.gov/content/contractors. Visit the California Access to Capital Program Financing Solutions website for additional resources for your small business - http://www.calibr.finance.org/cal_cert_biz_program.html. OCJ is available to help obtain necessary equipment, material and/or supplies. All subcontractors are required to execute OC Jones' standard subcontract agreement, comply with all insurance requirements, and name OCJ as additional insured. Copies of our agreement and insurance requirements are available upon request. OCJ is a Union contractor, and we are signatory to the Operating Engineers, La

Contact Info:

1160 Battery Street East, Suites #100, San Francisco, CA 94111 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

SEPTEMBER 08, 2025 SBE TODAY E-NEWSLETTER 3



CALIFORNIA SUB-BID REQUEST ADS



Mountain Cascade Inc 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Southeast Water Pollution Control Plant Booster Station Interim Improvements WW-767

Owner: San Francisco Public Utilities Commission Revised Bid Date: Sept. 11th, 2025 @ 2:0 Engineers Estimate: \$20,000,000

*****PLEASE NOTE THIS IS AN ELECTRONIC BID, MCI IS REQUESTING ALL QUOTES TO BE SUBMITTED NO LATER THEN 12PM TO ENSURE QUOTE HAS BEEN RECEIVED AND REVIEWED*****

We are requesting quotes from all qualified LBE/ SFPUC LBE & SMALL LBE Subcontractors and Suppliers but not

MISC METALS, PIPE SUPPLIERS, STEEL PIPE, VALVES, ELECTRICAL-BUILDING, REINFORCING STEEL, CAST IRON SEWER PIPE, COCNRETE RW & RS, ABESTOS ABATEMENT, HVAC/ MECHANICAL, PAINTINGS/ COATINGS, PIPE INSULATION, PLUMBING, PIPE SUPPORTS, CONCRETE REPAIR

The project scope includes in brief the following items: concrete crack/spall repair, FRP strengthening and protective coating installations in the four wet wells and single influent channel. Booster pump refurbishment, discharge pipe manifold rehabilitation, water heater and various pump replacements, seal water storage tank installation and replacement of air handling equipment locate don station roof. Electrical work will include station transformer and VFD replacement, switchgear component upgrades, power and control wiring for all equipment replacements and other various control upgrades to various equipment. Finally, the roof work will include, support of conduit penetrations and equipment mounting, duct work roof supports and the installation of a fully reinforced polyurethane liquid

Project information, including plans & specifications can be found by contacting: estimating@mountain

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



Mountain Cascade Inc. 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Construction on State Highway in Sutter County in Yuba City from Gray Avenue to Clark Avenue Contract No. 03-3J6804

Owner: Caltrans Bid Date: September 17th, 2024 @2:00 PM ELECTRONIC BID

DBE Goal: 21%

We are requesting quotes from all qualified DBE Subcontractors and Suppliers but not limited to:

AGGREGATES, ASPHALT, CONCRETE MATERIALS, AC DIKES, AC OILS, ASPHALT GRINDING, CONCRETE FLATWORK, ELECTRICAL- STREET LIGHTS/ TRAFFIC SIGNALS/ LOOPS, EROSION CONTROL, GEOTECH ENGINEERS, HYDROSEEDING, REINFORCED CONRETE PIPE, CORRUGATES MATEL PIPE, LANDSCAPING/ IRRIGATION, SAWCUTTING, STRIPING, SURVEYING, SWPP PLAN ONLY, TRAFFIC CONTROL, TRUCKING, ROAD SIGN/ SIGNAGE

Project Description:

The project includes, but not limited to signals and lighting systems, HMA, and curb ramps. inch ID steel pipe and supports within the existing 60-inch conduit; and performing related required work.

Engineers Estimate: \$2,630,000

Project information, including plans & specifications can be found by contacting: Plans and specs can be obtained at: http://ppmoe.dot.ca.gov/des/oe/weekly-ads

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

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Mountain Cascade Inc. 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Cache Creek Pipeline Replacement Owner: Mojave Public Utility District Bid Date: October 1st, 2025 @ 2:00 p.m.

We are requesting quotes from all qualified DBE/WBE/MBE Subcontractors and Suppliers but not limited to:

Aggregates, Asphalt, Concrete Material, Pipe Suppliers, Precast Materials, EROS Materials, Blasting, Bore & Jack, Cathodic Protection, Concrete Flatwork, Directional Drilling, Electrical-Street Lights/Traffic Signals/ Loops, Fencing, Geotech Engineers, Landscaping/Irrigation, Sawcutting, Surveying, SWPPP, Traffic Control, Vibration Monitoring, Trucking.

Project Description:

The work involves construction of a potable water booster pump station and over 6 miles of water pipeline within the hills north and South of State Route 58 east of Cameron Road and west of the Community of Cache Creek. The work includes two jack and bore and one open trench casing installations. The Project bid is subject to DBE Good Faith Effort requirements.

Engineers Estimate: \$8 Million

Time limit for completion of the work is 365 calendar days

Project information, including plans & specifications can be found by contacting:

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



Mountain Cascade Inc 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Lafayette Reservoir Tower Safety Upgrade Spec. No. 2175 Owner: EBMUD
Bid Date: September 17th, 2025 @ 2:00 p.m.

We are requesting quotes from all qualified DBE/MBE/WBE/ Subcontractors and Suppliers but not limited to: Low Density Cellular Grout, pipe Suppliers, Scaffolding, Divers, Steel Pipe, Construction Area Signs, Electrical-Building, Fencing, Hydroseeding, Misc. Metals, Trucking, Crane Rental, Valves/Water Main/Temp Facilities, Access Doors/Doors/Hardware/Gates & Actuators, Painting/Coatings, Roofing, Waterproofing, Concrete Repair, Bird Control/Netting.

Project Description:

Work includes demolishing the upper portion of the tower and shortening it to El. 460 feet; removing the existing manual valve operators for gates; furnishing and installing new operators, slide gates, stems and stem guides and replacing trash racks and fish screens outlets; constructing a new metal control house with crane on top of the remaining tower; retrofitting the west conduit by replacing the entire existing 24-inch ID steel pipe within an existing 60-inch conduit, providing supports as required, and extending the pipe an additional approximately 70 feet to the dewatered tower; retrofitting the east conduit by furnishing and installing and encasing a new 36inch ID steel pipe and supports within the existing 60-inch conduit; and performing related required work.

Engineers Estimate: \$11 Million - \$14 Million

Project information, including plans & specifications can be found by contacting:

http://www.ebmud.com/current-construction-bids or: estimating@

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 Employe California License # 422496

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Mountain Cascade Inc. 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Penitencia Water Treatment Plant Residual Management Project Project No. 93234044 • Contract No. C0711 Owner: Santa Clara Valley Water District

Bid Date: September 24th, 2025 @ 2:00 p.m. *** Please note this is an electronic bid - MCI request that all quotes be received no later than 09/23/25
@12pm to ensure that the quote has been reviewed ****

**** Note there is a PLA on this bidding contract *****

We are requesting quotes from all qualified SBE Subcontractors and Suppliers but not limited to: Aggregates, Concrete Material, Pipe Suppliers, Precast Materials/Manholes/Vaults, Asphalt Paving/Stamped, Bypass Pumping, Shoring Subs, Concrete Flatwork/Structures, Demolition, Electrical-Building, Plastic Pipe, Landscaping/Irrigation, Reinforcing Steel, Welded Steel Pipe, Pipe Insulation, Crane rental, Access Doors/Doors/Hardware, Acoustical, Bldg. Masonry, Pumping Plant Electrical Equipment, Drywall, Fire Protection, Generators/Switchgear, HVAC/Mechanical, Drainage Pumping Equipment, Painting/Coatings, Plumbing, Grate, Valves/ Water Main/Temp Facilities, Glass & Mirror, Bldg. Insulation.

Project Description:

Modifications to existing sedimentation basins & pipe gallery, modifications to existing washwater handling & treatment facilities, modifications to existing washwater discharge structure, construction of new structures & facilities, installation of new chemical systems/fire protection systems/medium voltage substation/standby engine generator, new yard piping, installation of control systems.

Engineers Estimate: \$65 Million - \$75 Million

Time limit for completion of the work is 1825 calendar days

Project information, including plans & specifications can be found by contacting:

http://www.vendors.planetbids.com/portal/48397 or: 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



Mountain Cascade Inc. 555 Exchange Court, Livermore, CA 94550 (925) 373-8370, Fax (925) 373-0940

Project: Levee Patrol Road Repair Contract 25-01-FCWCA

Owner: Madera County Flood Control and Water Conservation Agency Bid Date: September 12th, 2025 @ 2:00 p.m.

Please note this is an electronic bid, to ensure your quote has been received and reviewed please have all quotes to MCI by 12pm *

We are requesting quotes from all qualified DBE Subcontractors and Suppliers but not limited to:

AGGREGATES, ASPHALT, CONCRETE MATERIAL, SLURRY, LOW DENSITY CELLULAR GROUT, EROS MATERIAL GROUT G ALS, ANALYTICAL TESTING, ENVIRONMENTAL SERVICES, EROSION CONTROL, GEOTECH ENGINEERS, HY-DROSEEDING, SOIL REMEDIATION, SURVEYING, SWPP PLAN ONLY, TRUCKING

Project Description:

The work to be done consists of levee crown subgrade preparation, including necessary clearing and grubbing, scarifying and compacting approximately 14 miles of existing levee subgrade, and placing and compacting a 4" layer of 3/4" Class II aggregate base (approx. 18,300 tons) on NA0011 levee units 1-6 on the left and right banks of Ash Slough, Berenda Slough, and Fresno River within Madera County as shown on the Plans and in accordance with the 2023 State Standard Specifications and these Special Provisions.

Project information, including plans & specifications can be found by contacting:

https://www.bidexpress.com/businesses/69587/home?agency=true or: 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.

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CALIFORNIA SUB-BID REQUEST ADS



CONSTRUCTION

11555 Dublin Boulevard • P.O. Box 2909 • Dublin, CA 945 Phone: (925) 829-9220 / Fax: (925) 803-4263 Website: www.desilvagates.co 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

ROUTE 101 - FOR CONSTRUCTION ON STATE HIGHWAY IN SAN MATEO COUNTY FROM SAN MATEO COUNTY LINE IN EAST PALO ALTO TO 0.2 MILES NORTH OF COLMA CREEK BRIDGE IN SOUTH SAN FRANCISCO. Contract No. 04-1Q5824, Federal-Aid Project ACNH-Q101(441)E

Disadvantaged Business Enterprise Goal Assigned is 5%

OWNER: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION • 1727 30th Street. MS 43. Sacramento. CA 95816

REVISED BID DATE: SEPTEMBER 10, 2025 @ 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:

Biologist Consultant, Bridge, Clearing and Grubbing/Demolition, Cold Plane, Concrete Barrier, Construction Area Sign, Electrical, Emulsion Supplier, Erosion Control, Fencing, Landscaping, Lead Compliance Plan, Metal Beam Guardrail, Minor Concrete, Pipe Lining, Roadside Signs, Rumble Strip, Sign Structure, Striping, Survey/Staking, SWPPP Prep/Water Pollution Control Plan Prepare, Temporary Erosion Control, Testing, Traffic Control Systems, Underground, Vegetation Control, Trucking, Water Trucks, Street Sweeping, Rubberized HMA (Open Grade) Material, Rubberized HMA (Gap Grade) Material and Soil Desification (HDPE)

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 3855 N Freeway Blvd Suite 100, Sacramento, CA 95834, 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.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com 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.

DESILVA MGATES

CONSTRUCTION

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

DeSilva Gates Construction (DGC) is requesting bids for the project listed below: IMPROVEMENTS OF MEEKLAND AVENUE FROM BLOSSOM WAY TO EAST LEWELLING BOULEVARD,

Specification No. 2329, Federal-Aid Project No. CRPL-5933(168) Disadvantaged Business Enterprise Goal Assigned is 21% OWNER: ALAMEDA COUNTY - 951 Turner CT, Rm 300 Hayward, CA 94545

REVISED BID DATE: September 23, 2025 @ 2:00 P.M

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com to the attention of Estimator 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 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.

DeSilva 7 Gates

CONSTRUCTION

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

DeSilva Gates Construction (DGC) is requesting bids for the project listed below

ROUTE 20 - FOR CONSTRUCTION ON STATE HIGHWAY IN NEVEDA AND PLACER COUNTIES AT VARIOUS LOCATIONS FROM 0.1 MILE EAST OF DOW ROAD TO 0.5 MILE EAST OF YUBB PASS SEPARATION AND OVERHEAD

Contract No. 03-0J5204, Federal-Aid Project ACNH-P020 (204) E

Disadvantaged Business Enterprise Goal Assigned is 20%

OWNER: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION • 1727 30th Street, MS 43, Sacramento, CA 95816

BID DATE: SEPTEMBER 9, 2025 @ 2:00 P.M.

BID DATE: SEP TEMBER 9, 2023 (6) 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, CLEARING AND GRUBBING/DEMOLITION, COLD PLANE, CONSTRUCTION AREA SIGN, ELECTRICAL, EMULSION SUPPLIER, EROSION CONTROL, LEAD COMPLIANCE PLAN, METAL BEAM GUARDRAIL, MISC. IRON AND STEEL, PIPE LINING, ROADSIDE SIGNS, RUMBLE STRIP, STRIPING, SWPPP PREP/WATER POLLUTION CONTROL PLAN PREPARE, TEMPORARY EROSION CONTROL, TESTING, TRAFFIC CONTROL SYSTEMS, UNDERGROUND, TRUCKING, WATER TRUCKS, STREET SWEEP-ING, AND HOT MIX ASPHALT (TYPE A) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 3855 N Freeway Blvd Suite 100, Sacramento, CA 95834, 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.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com 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.



C O N S T R U C T I O N

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

DeSilva Gates Construction (DGC) is requesting bids for the project listed below:
ROUTE 99 - FOR CONSTRUCTION ON STATE HIGHWAY IN SACRAMENTO COUNTY NEAR ELK GROVE FROM 0.2 MILE

NORTH OF ARNO ROAD TO 0.4 MILE SOUTH OF DILLARD ROAD
Contract No. 03-1J6304, Federal-Aid Project ACNH-P099(696)

Disadvantaged Business Enterprise Goal Assigned is 21%
OWNER: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION • 1727 30th Street, MS 43, Sacramento, CA 95816

BID DATE: SEPTEMBER 23, 2025 @ 2:00 P.M.

BID DATE: SEPTEMBER 23, 2025 @ 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, Bridge Deck Resurfacing, Bridge, Bridge Removal, Clearing and Grubbing/Demolition, Cold Plane, Concrete Barrier, Construction Area Sign, Electrical, Emulsion Supplier, Erosion Control, Fabric/Geosynthetic Pavement Interlayer, Joint Seal, K-Rail Supplier, Lead Compliance Plan, Metal Beam Guardrail, Misc. Iron and Steel, Reinforcing Steel, Roadside Signs, Rumble Strip, Striping, SWPPP Prep/Water Pollution Control Plan Prepare, Temporary Erosion Control, Testing, Traffic Control Systems, Underground, Vegetation Control, Trucking, Water Trucks, Street Sweeping, Class 2 Aggregate Base Material, Hot Mix Asphalt (Type A) Material, Rubberized HMA (Open Grade) Material and Rubberized HMA (Gap Grade) Material

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 3855 N Freeway Blvd Suite 100, Sacramento, CA 95834, 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.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com to the attention of Estimator Paul Brizuela. 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, materi-In you need DBE support services and 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.

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 - Job Listings (Classified ad)
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SEPTEMBER 08, 2025 SBE TODAY E-NEWSLETTER 5



CALIFORNIA SUB-BID REQUEST ADS



11555 Dublin Boulevard • P.O. Box 2909 • Dublin, CA 94568-2909 Phone: (925) 829-9220 / Fax: (925) 803-4263 Website: <u>www.desilvagates.com</u> • ESTIMATOR: PAUL BRIZUELA

DeSilva Gates Construction (DGC) is requesting bids for the project listed below

ROUTE 101 - FOR CONSTRUCTION ON STATE HIGHWAY IN SANTA CLARA COUNTY FROM THE SAN BENITO COUNTY LINE

TO 0.5 MILE SOUTH OF ROUTE 25/101 SEPARATION.
Contract No. 04-1W1904, Federal-Aid Project ACNH-Q101 (450) E Disadvantaged Business Enterprise Goal Assigned is 21%

OWNER: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION • 1727 30th Street, MS 43, Sacramento, CA 95816

BID DATE: SEPTEMBER 16, 2025 @ 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, CLEARING AND GRUBBING/DEMOLITION, COLD PLANE, CONCRETE BARRIER,CONSTRUCTION AREA SIGN, ELECTRICAL, EMULSION SUPPLIER, EROSION CONTROL, METAL BEAM GUARDRAIL, RUMBLE STRIP, STRIPING, SWPPP PREP/WATER POLLUTION CONTROL PLAN PREPARE, TEMPORARY EROSION CONTROL, TRAFFIC CONTROL SYSTEMS, VEGETATION CONTROL, TRUCKING, WATER TRUCKS, STREET SWEEPING, EROSION CONTROL MATERIAL, HOT MIX ASPHALT (TYPE A) MATERIAL AND RUBBERIZED HMA (GAP GRADE) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 3855 N Freeway Blvd Suite 100, Sacramento, CA 95834, 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.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com to the attention of Estimator Devin Dhaliwal. 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.

EVRA Construction, Inc.

We are requesting bid quotations from all subcontractors and suppliers and DVBE Subcontractors/Suppliers for the following

Pleasanton Unified School District REQUEST FOR QUALIFICATIONS AND PROPOSALS Valley View ES Transitional Kindergarten Building Inc 2 480 Adams Way, Pleasanton, CA 94566

Bid Date: September 9, 2025, 2:00pm

Please fax or e-mail us your Bid proposal at least 2 hours prior to the Bid Opening. Please note: all Subs above \$150,000 might require bonds.

EVRA Construction, Inc.

2227-26th Ave, San Francisco, CA 94116. Estimator: Alex Yunak

Phone: 415-467-1336; Fax: 415-467-1356 e-mail: alex@evraconstruction.com

De**S**ilva **7** Gates

CONSTRUCTION

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

DeSilva Gates Construction (DGC) is requesting bids for the project listed below:
ROUTE 4 – FOR CONSTRUCTION ON STATE HIGHWAY IN SAN JOAQUIN AND STANISLAUS COUNTIES IN AND NEAR STOCKTON FROM 1.3 MILES WEST OF WALKER LANE TO 0.5 MILE EAST OF DUNTON ROAD Contract No. 10-1C0504, Federal-Aid Project ACST-S004 (129) E

Disadvantaged Business Enterprise Goal Assigned is 21%

OWNER: STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION • 1727 30th Street, MS 43, Sacramento, CA 95816

BID DATE: SEPTEMBER 25, 2025 @ 2:00 P.M.

BID DATE: SEPTEMBER 25, 2025 @ 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: BARRIER RAIL SUB, BRIDGE DECK RESURFACING, BRIDGE, CLEARING AND GRUBBING/DEMOLITION, COLD PLANE, CONSTRUCTION AREA SIGN, ELECTRICAL, EMULSION SUPPLIER, EROSION CONTROL, FENCING, LEAD COMPLIANCE PLAN, METAL BEAM GUARDRAIL, MINOR CONCRETE STRUCTURE, ROADSIDE SIGNS, RUMBLE STRIP, SIGN STRUCTURE, STRIPING, SWPPP PREP/WATER POLLUTION CONTROL PLAN PREPARE, TEMPORARY EROSION CONTROL, TRAFFIC CONTROL SYSTEMS, UNDERGROUND, VEGETATION CONTROL, TRUCKING, WATER TRUCKS, STREET SWEEPING, CLASS 2 AGGREGATE BASE MATERIAL, HOT MIX ASPHALT (TYPE A) MATERIAL, SHOULDER BACKING AGGREGATE, AND RUBBERIZED HMA (GAP GRADE) MATERIAL.

Plans and specifications may be reviewed at our offices located at 11555 Dublin Boulevard, Dublin, CA or 3855 N Freeway Blvd Suite 100, Sacramento, CA 95834, 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.dot.ca.gov/hq/esc/oe/weekly_ads/all_adv_projects.php

Fax your bid to (925) 803-4263 or email to dgcestimating@desilvagates.com to the attention of Estimator 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 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.

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Breakthrough on California housing

Continued from page 1

advocates, the bill has been fiercely opposed by neighborhood preservation groups, critics of market-rate development and a long list of local governments — including most recently, Los Angeles — who argue that the bill tramples on local prerogatives over what gets built and

Throughout that legislative gauntlet, the Trades Council have also been opposed. Not anymore.

"My hope is that this can be the beginning of shifting the dynamic where we're all locking arms," said Wiener. "We all want more housing. We all want more construction workers to be part of the middle class and not in poverty."

Why unions changed direction

Wiener, California YIMBY founder Brian Hanlon and Trades Council president Chris Hannan announced a deal on this morning.

"The labor standards in the amendments negotiated by the State Building Trades will create

good jobs, provide training for the next generation of California's skilled construction workforce, and ensure that this desperately needed housing is built with quality and that workers are treated with dignity," Hannan said in a written statement.

Unite Here, a union representing hotel and other hospitality workers, also said they would be backing the bill. According to Wiener, future amendments to SB 79 will explicitly exclude hotel development projects from taking advantage of its provisions.

Under the terms of the deal, projects over 85feet tall would be required to hire "skilled and trained" workers — effectively a hire-union requirement — if the developer receives a sufficient number of bids. Projects built on transit agency-owned land would likewise need to meet that requirement or enter into a direct contract

Over the last decade, the trades council has developed a reputation as a particularly wellorganized and unyielding opponent of bills that ease restrictions on residential construction unless they also include broad minimum pay levels or union hiring requirements. The amendments announced today represent a step back from that all-or-nothing position. Most projects over 85 feet, for example, use concrete and steel frame construction, which require a higher skilled labor force that is often unionized anyway.

Other California housing bills

This isn't the first time this year that the trades have been willing to take less than a full victory in exchange for dropping their opposition to a bill. When the Legislature was debating a proposal to exempt most new urban multifamily housing from the state's premier environmental protection law, the trades accepted a concession that provided wage and hiring requirements for a small subset of projects.

The fact that California YIMBY and the trades council were in direct communication could itself represent a notable political shift in the way

that housing bills are negotiated in the Capitol.

"Chris (Hannan) and I really have been spending a lot of time on this bill to the point where, quite frankly, some members of my coalition thought I was chasing at windmills," said Hanlon of California YIMBY. "This bill here represents not just a deal on the specific language of SB 79, but it's also a commitment from me and Chris to work together in the coming years to pass legislation to create more homebuilding opportunities in California."

SB 79 still needs to be voted on by the entire Assembly and then once again by the Senate before the end-of-session Sept. 12 legislative deadline. If Gov. Gavin Newsom then signs it, it would be a particular feat for Wiener, who has tried and failed to pass similar legislation twice before.

"The bill is not guaranteed to pass, but we have more momentum today than we did yesterday,"

SOURCE: https://tinyurl.com/2ctgzkua