

California's hotel building boom shows no signs of slowing

HOTELS UNDER CONSTRUCTION	CITY	ROOMS
InterContinental Lane Field	San Diego	400
Sycuan Casino Hotel	El Cajon	300
Legoland Castle Hotel	Carlsbad	250
Carte Hotel	San Diego	240
Viejas Casino & Resort Tower 3	Alpine	158
Residence Inn	Chula Vista	148
Courtyard	El Cajon	120
SpringHill Suites	Carlsbad	104
Village Hotel	San Diego	89
Westin Resort	Carlsbad	71

By Lori Weisberg

Developers' love affair with new hotels is not likely to flame out soon, considering the more than 18,000 rooms under construction up and down the state so far this year, with tens of thousands more in various stages of planning.

In all, 130 hotels in California, accounting for 18,271 rooms, were under construction as of the end of June, a 17 percent increase over the same period in 2016, according to a mid-year development report prepared by the Orange County hotel brokerage firm, Atlas Hospitality Group.

Los Angeles County easily led the way, with its 4,585 hotel rooms accounting for roughly one quarter of all hotel rooms being built in the state.

In addition to the ongoing construction there has been a flurry of hotel openings this year — 26 in all for a total of 4,730 rooms, which was a 63 percent increase over the first half of 2016.

The largest opening in the state, easily edging out all others, was the InterContinental in downtown

Los Angeles, housed in the 73-story Grand Wilshire Center.

In San Diego County, there were just two hotels that debuted this year — the 317-room Pendry Hotel in downtown San Diego, which is affiliated with the upscale Montage brand, and a 116-room Fairfield Inn and Suites in San Marcos. However, 10 more, totaling 1,800 rooms, are under construction — a surge of 96 percent compared with the volume of hotels being built during the first half of 2016, Atlas reported.

The new development cuts across the county, from Chula Vista to Carlsbad, including a 300-room hotel at the Sycuan Casino, a 250-room Legoland Castle Hotel being built within the Carlsbad theme park, and a 400-room InterContinental on the former Lane Field in downtown San Diego.

Atlas CEO Alan Reay said it's not surprising that development is continuing at a rapid pace, following a years-long drought of new construction.

"There is a combination of things driving this. One is the run-up in the sales prices of existing hotels, which makes it more attractive for hotel owners to build a new hotel as opposed to buying something 30 years old," Reay said. "Two, it's the availability of construction financing from lenders, which up until the last two, three years, was almost impossible to find. And last, we're now into the fifth year of very robust revenue increases in the hotel industry."

The development list compiled by Atlas includes hundreds of hotels in the planning pipeline, but it's likely that many of those may never break ground or that they are years off from a construction start date.

In San Diego, for example, the list includes hotels proposed for Harbor Island, the redevelopment of Seaport Village, and the Chula Vista bayfront, which may not open for about five years, if they move forward as planned. Also listed is a 500-room addition to the San Diego Hilton Bayfront that is not likely to

Continued on page 4

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TRAMPAS CANYON DAM AND RESERVOIR

San Juan Capistrano, Orange County, CA

Santa Margarita Water District

Contract Number 1773

Project Code: C00C73

BID DATE August 9, 2017 @ 2:00 p.m.

Sub & Vendor Scopes and Bids Due Prior

Sukut Construction, LLC

4010 W. Chandler Avenue, Santa Ana, CA 92704

Contact: Jerry Pabbuwee

Phone: (714) 540-5351 • Fax: (714) 545-2003 • Email: estimating@sukut.com

Plans/specs are available for viewing at our office by appointment or via ftp. Subcontractors must be prepared to furnish 100% performance and payment bonds and possess current insurance and workers' comp coverage. Sukut Construction will assist Qualified Subcontractors in obtaining bonds, insurance, and/or lines of credit. Please contact Sukut Construction for assistance in responding to this solicitation. Subcontractors/Vendors will be required to sign Sukut's Standard Subcontract/Purchase Order. Copies are available for examination.

Sukut Construction's listing of a Subcontractor in its bid to the agency is not to be construed as an acceptance of all of the Subcontractor's conditions or exceptions included with Subcontractor's price quotes. Quotations must be valid for the same duration as specified by Owner for contract award.

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SLBE (Alameda CTC) Subcontractor/Supplier Bids Requested For:

City of Fremont • Warm Springs BART West Access Bridge and Plaza Project
City Project No. PWC 8804

Bid Date: August 1, 2017 at 2:00PM • Fax all quotes to 510-777-5099

Requesting certified SLBE (Alameda CTC) Subcontractor and Supplier Quotes on: Ready-Mix Supplier, Aggregate Supplier, Misc. Metals Supplier, Structural Steel Supplier, Pipe Supplier, Station Plaza Furnishings, Bridge Bearing Pads, Electrical, Communications, Fencing, Railing, Rebar, Mechanical, Civil & Utilities, Elevator & Escalator, Masonry, Concrete Flatwork, Structural Steel Erection, Structural Concrete, Landscaping, Signs, Striping, Driven Pile, Demolition, Water Pollution Prevention, Construction Testing, Trucking

Plans and specifications are available through BidSync, may be purchased through ARC (408)262-3000, or are available for viewing by appointment only at Shimmick Construction's Office: 8201 Edgewater Drive, Suite 202, Oakland, CA 94621.

Subcontractors and Suppliers interested in this project may contact Aron Oshio by email at aoshio@shimmick.com.

100% Performance and Payment bonds with a surety company subject to approval of Shimmick Construction Company, Inc. are required of subcontractors for this project. Shimmick Construction will pay bond premium up to 1.5%. Subcontractors will be required to abide by terms and conditions of the AGC Master Labor Agreements and to execute an agreement utilizing the latest SCCI Long Form Standard Subcontract incorporating prime contract terms and conditions, including payment provisions. 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 Scott Fairgrieve at (510) 777-5000.

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Charles Pankow Builders, Ltd. is seeking certified and qualified SBE, DVBE and WeBuild subcontractors interested in assisting Pankow with a budget on our proprietary conceptual drawings to aid us in this pursuit of the

Roosevelt High School Comprehensive Modernization Project.

Pankow is seeking participation from the following trades: **Demolition & Abatement, Concrete Reinforcing, Concrete Ready Mix, Structural Steel Framing, Metal Decking, Metal Fabrications & Stairs, Architectural Woodwork, Insulation, Roofing and Waterproofing, Sheet Metal and Flashings, Applied Fireproofing, Doors, Frames and Hardware, Specialty Doors and Frames, Entrances, Storefronts, & Curtain Walls, Plaster and Gypsum Board Assemblies, Tiling, Ceilings, Flooring, Painting and Wall Coverings, Visual Display Units, Signage, Toilet Partitions and Accessories, Laboratory Equipment, Theater and Stage Equipment, Window Treatments, Specialty Casework, Seating, 14 20 00 - Elevators, Site Clearing and Grading, Erosion and Sedimentation Controls, Asphalt Paving, Site Concrete, Pavement Markings and Bumpers, Fences and Gates and Planting and Irrigation.**

The Project includes the demolition of numerous existing structures, infrastructure, hardscape and landscape areas. The Project also includes construction of new classroom buildings, new administration building, new gymnasium building, new auditorium, new wellness center, new lunch shelter along with associated site work, utility infrastructure, landscaping, hardscape, athletic courts and off-site improvements as needed. The Project will also include limited modernization of existing structures including programmatic access and exterior painting and finishes.

Additionally, this is a Public Works project, as defined in Labor Code section 1720, and must be performed in accordance with the requirements of Labor Code sections 1720 to 1815 and Title 8 CCR sections 16000 to 17270, which govern the payment of prevailing wage rates on public works projects. Furthermore, Pankow is affiliated with the Carpenters, Laborers and Cement Masons.



Kiewit

Kiewit Infrastructure West Co.
4650 Business Center Drive Fairfield, CA 94534
Attn: Victor Molina • norcal.bids@kiewit.com
Fax: 707-439-7301

Requests sub-bids from qualified Subcontractor and/or Supplier seeking to participate in the City of Fremont Warm Springs BART West Access Bridge and Plaza Project in Warm Springs, CA.

http://www.alamedactc.org/app_pages/view/8080
Subcontractors and Suppliers for the following project:

**Warm Springs BART
West Access Bridge and Plaza Project
Owner: City of Fremont**

Bid Date: August 1, 2017 @ 2:00 P.M.

Local Business Enterprises (LBEs)

wanted for the following scopes, including, but not limited to: Aggregates, AC Paving, Bird Control Devices, Cast in Place Concrete, Precast Concrete, Minor Concrete, Concrete Pumping, Concrete Ready-mix, Concrete Reinforcement Supply & Install, Concrete Forms, Concrete Accessories, Concrete Washouts, Canopy, CIDH, CCTV, Clear & Grub, Demolition, Dewatering, Elevators & Escalators, Elastomeric Bearing Pads, Earthwork, Erosion Control, Electrical, Falsework, Fencing & Gates, Fire Alarm & Detection System, Fire Suppression, Fire-stopping, Finishes, Non-Shrink Grouting, HVAC, Hydro-seeding, Instrumentation and Controls, Joint Protection, Landscaping, Masonry, Metal Doors and Access Doors, Metals, Metal Decking, Metal Wall Panels, Modified Bitumen Roofing, Lime Treatment, Openings, Pavement Markings, Painting and Anti-Graffiti Coating, Piling, Piping, Plumbing, Quality Control, Safety Specialties, Site Furnishings, Structural Steel, Station Identification Pylons, Sheet Metal & Flashing, Shoring, Signage, Site Clearing, Street Sweeping, SWPPP, Synthetic Turf, Tiling, Thermal & Moisture Protection, Trucking & Hauling, Vibration Monitoring, Utility Structures, Waterstops, Wayfinding System, Wire-Mesh Barrier Screens and Water Truck.

Bonding, insurance, and any technical assistance or information related to the plans or specification and requirements for the work will be made available to interested Alameda County Transportation Commission (CTC) certified LBE/SLBE/VSLBE business suppliers and subcontractors. Assistance with obtaining necessary equipment, supplies, materials, or services for this project will be offered to interested certified suppliers and subcontractors.

Subcontractor and Supplier Quotes

are due NO LATER THAN July 31, 2017 at 5 PM.

Plans are available for viewing at our office at our address below and through SmartBidNet (SBN).

All subcontractors that are registered in our SBN database will receive an invitation to bid. Please visit <http://www.kiewit.com/districts/northern-california/overview.aspx> to register your company to be able to receive bidding information, view plans and specifications.

You can view the plans in our office during regular business hours by appointment.

Performance Bond and Payment Bonds may be required for subcontractors and a suppliers bond for suppliers.

Prevailing Wages apply.

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California Sub-Bid Request Ads

Turner

Turner Construction Company, representing the County of Alameda as their Construction Manager at Risk (CMR), formally announces the upcoming bidding opportunity on the project listed below. Bidders are required to meet Project Stabilization/Community Benefit Agreement (PSCBA) requirements and make a good faith effort to meet Enhanced Construction Outreach Program (ECOP) goals. Prospective bidders are encouraged to visit the County of Alameda website for information on certification, ECOP, and PSCBA requirements.

Cherryland Community Center

Approximate Construction Value: Fifteen Million Dollars (\$15,000,000)
Owner: County of Alameda

The project scope includes ground-up construction of an approximately 17, 500 square-foot multipurpose community center located on two adjoined lots (278 Hampton Road and 17482 Boston Road). The scope also includes improvements to the Meek Estate parking lot, located behind the Community Center site, at the end of Boston Road. This advertisement is for all trade packages associated with the project. The estimate construction start is September, 2017.

This advertisement is for all trades, including:

Trade Package #	Trade Package Name	Trade Package #	Trade Package Name	Trade Package #	Trade Package Name
BP1.00.1	GENERAL CONDITIONS	BP6.20	FINISH CARPENTRY	BP9.60.1	FLOORING
BP1.00.2	FINAL CLEAN	BP7.50	ROOFING, ACCESSORIES, AND WATERPROOFING	BP9.60.2	TERRAZZO
BP2.31	SITE DEMOLITION & EARTHWORK	BP8.10.1	DOORS, FRAMES, HARDWARE	BP10.10.1	TOILET PARTITIONS, TOILET ACCESSORIES, FIRE PROTECTION SPECIALTIES, VISUAL DISPLAY SURFACES, WALL PROTECTION, STAGE CURTAIN
BP2.50	SITE UTILITIES	BP8.10.2	ROLL UP DOORS	BP10.10.3	BOOK DEPOSITORY AND STACK SYSTEM
BP2.74	SITE PAVING	BP8.10.3	OPERABLE PARTITIONS	BP11.04	FOOD SERVICE EQUIPMENT
BP2.75	SITE CONCRETE	BP8.40	GLAZING, EXTERIOR AND INTERIOR	BP12.49	ROLLER SHADES
BP2.90	LANDSCAPE AND IRRIGATION	BP9.20.1	DRYWALL AND INSULATION	BP15.90	PLUMBING
BP3.30	STRUCTURAL EXCAVATION AND CONCRETE	BP9.20.2	PLASTER	BP16.00	ELECTRICAL
BP5.10	STRUCTURAL STEEL	BP9.30	TILE		
BP5.50	MISC. METALS	BP9.90	PAINTING		

Plans and Specifications

Plans, Specifications, Requirements, and other job documents will be available July 10, 2017. Please go to <https://turnernorcal.box.com/s/kx8ab0qc0t38qzic5shsuqy3q9kq5x6n> to access the documents. You will be asked for your own user name and password.

Pre-Bid Meeting/Job-Walk

INFORMATIONAL Pre-Bid Meetings and Job-Walks:

Jobsite Walk: July 13 from 7:00 a.m. to 7:30 a.m.,
278 Hampton Road, Hayward.
Pre-Bid Meeting: July 13 from 8:30 a.m. to 10:00 a.m.,
1401 Lakeside Drive, Rm 1107, Oakland.

Requests for Information

Pre-Bid Requests for Information (RFIs) are due July 19 at 2:00 p.m.

Prequalification

Bidders interested in working with Turner on this project will be required to prequalify before being awarded the work. Submit prequalification packages online at www.turnerconstruction.com/sub-contractors. Non-prequalified subcontractors may bid the work, and will have 72 hours to submit an acceptable prequalification package if they are the apparent low bidder. Contractors are encouraged to submit a prequalification package by July 19.

Emailed, faxed, or hand delivered bids are due no later than 10:00 a.m., TUESDAY, July 25, 2017.

EMAIL TO: mguzman@tcco.com

FAX TO: 510-267-0787

HAND DELIVER TO:

Attn: Marlene Guzman

300 Frank H. Ogawa Plaza, Suite 510
Oakland, CA 94612

Turner requires that subcontractors also comply with Project Stabilization/Community Benefit Agreement (PSCBA) requirements.

Turner has the following goals for the project:

Minority Owned Business Enterprise – 15%, Woman Owned Business Enterprise – 5%,
Local Business Enterprise – 60%, Small Local Business Enterprise – 20%
Please direct all questions to Marlene Guzman at 510-267-8105 or mguzman@tcco.com.



Best Contracting Services, Inc. is requesting sub bids from qualified LBE Suppliers, Subcontractors for:

City of Palm Springs
3200 East Tahquitz Canyon Way,
Palm Springs, CA 92262

Project: Palm Springs Roof Repair and Replacement Project
Location: Various Sites – Palm Springs, CA
City Project No. 16-05
City of Palm Springs

Bid Due Date: 7/20/2017 at 3:00 pm

For the following (but not limited to) work:
Roofing Material

If you are interested in bidding on this work or know someone who is, please contact: Matt Adab/Candys Simpkins at P: (310) 328-6969, F: (310) 328-9176

Plans, Specs, and Requirements for the project may be obtained from the Owner by contacting Engineering Services Department at bidinfo@palmsspringsca.gov or by phone at (760) 323-8253. Information can also be viewed in our Gardena office.

For assistance in obtaining bonds, line of credit, and/or insurance for this project please contact Matt Adab/Candys Simpkins at the noted phone number.

Best Contracting Services, Inc.

19027 S. Hamilton Ave. Gardena, CA 90248

P: (310) 328-6969, F: (310) 328-9176

E: madab@bestcontracting.com,

cruffin@bestcontracting.com

WE ARE
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California's hotel building boom

Continued from page 1

materialize if the city isn't able to move forward on an expansion of the city's convention center.

Even as the hotel industry in California continues to experience record profits and occupancy levels, there remains the risk of overbuilding, cautions Reay.

"The general consensus is if you're under construction you're still going to be OK because we're making up for all the lean years between 2009 and 2013," he said. "But if you're planning a hotel and you're not under construction, you really need to be mindful of how many more rooms we can we add to this market.

"We're starting to see revenue increases start to flatten out and if we have a blip in the economy that could be an issue for people not already out of the ground."

SOURCE: www.sandiegouniontribune.com