

Housing Shortage in California Expected to Continue



The California Association of Realtors released its 2016 California Housing Market Forecast, which sees an increase in existing home sales of 6.3 percent next year from this year, and the same increase this year from last. File photo

By Charles Chieppo

California's housing market will continue to improve into 2016, but a housing shortage and a lack of affordability in some areas will also persist, according to the California Association of Realtors' 2016 California Housing Market Forecast.

The forecast, released this week, sees an increase in existing home sales of 6.3 percent to reach 433,000 units next year, up from the projected 2015 sales figure of 407,500 homes sold. Sales in 2015 also will be up 6.3 percent from the 383,300 existing, single-family homes sold last year.

"Solid job growth and favorable interest rates will drive a strong demand for housing next year," said the association's president, Chris Kutzkey.

Randall Lewis, principal of the Lewis Group of Cos., which has developed a substantial amount of housing in the Inland Empire, said he didn't think there would be a significant increase in interest rates this year.

"That may spur some people sitting on the fence (on buying a home) to see rates are low," Lewis said.

Sales growth could be stiff where inventory is tight, experts said, such as the San Francisco Bay

area. But in less expensive areas, such as the Inland Empire, demand will remain strong thanks to solid job growth in warehousing, transportation, logistics and manufacturing, experts said.

John Husing, chief economist for the San Bernardino-based Inland Empire Economic Partnership business advocacy group, said sales are "gently rising" during the economic recovery.

"I think what is starting to come online a little bit more is migration from the coastal communities because a large share of the market has been priced out of the ability to buy anything," Husing said. "I think we're going to start to see more of that migration with the economy of Southern California as a whole strengthening and the inability of a very wide percentage of the population to afford housing in Los Angeles, Orange and San Diego counties."

With a widening price gap with less affordable homes in the coastal areas and more affordable homes in the Inland Empire, Lewis expects good sales growth this year.

"The price gap is getting pretty broad," Lewis said. "The Inland Empire is starting to look like a bargain when compared to areas closer to Orange County and Los Angeles County. In general, the consensus is that 2016 should be a good solid year -- not a fantastic year, but a good solid year."

Husing said the overall supply shortage will drive up prices in the region.

"We are seeing some increase in construction, but we just aren't building enough housing in California generally," he said.

Builders are being cautious until they are sure they can sell homes, he said.

"This happens after every extreme downturn," Husing said. "The recovery finds people being very conservative."

A key in moving forward on supply and demand for housing in the Inland Empire, Husing said, will be consumer confidence.

"Confidence comes from the economy getting stronger and a belief that it's going to stay stronger and that

Continued on page 4

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Is requesting quotes from qualified DBE/MBE/WBE/SBE/LSAF/HUB Subcontractors, Suppliers, and Service Providers for the following (but not limited to) work:

Concrete Structures, PVC, Aggregates, Asphalt Paving, Fencing, Trucking, Mechanical, Electrical

Charlan Road Seasonal Storage Facility

Project No. 16-5656.63

Located in the Valley Center in the County of San Diego, CA

Valley Center Municipal Water District

BID DATE November 3, 2015 @ 3:00 p.m.

Sub & Vendor Bids Due Prior

Sukut Construction, LLC

4010 W. Chandler Avenue, Santa Ana, CA 92704

Contact: Dave Grattan

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

Plans/specs are available for viewing at our Santa Ana office by appointment. 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.

Sukut Construction, LLC
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O.C. Jones & Sons, Inc.

1520 Fourth Street • Berkeley, CA 94710 • Phone: 510-526-3424 • FAX: 510-526-0990

Contact: Jean Sicard • An Equal Opportunity Employer

REQUEST FOR DBE SUBCONTRACTORS AND SUPPLIERS FOR:

Hwy 101 Petaluma – Realign & Bridge
Caltrans #04-264094

REVISED BID DATE: October 20, 2015 @ 2:00 PM

We are soliciting quotes for (including but not limited to): Trucking, Lead Compliance Plan, Construction Area Signs, Traffic Control System, Type III Barricade, Portable Changeable Message Sign, SWPPP, Rain Event Action Plan, Storm Water Sampling & Analysis, Water Quality Sampling & Analysis, Temporary Fence, Health & Safety Plan, ADL Burial Location Report, Treated Wood Waste, Abandon Culvert, Destroy Well, Adjust Utilities, Cold Plane AC, Cap Inlet, Culvert Slurry-Cement Backfill, Bridge Removal, Clearing & Grubbing, Develop Water Supply, Dust Palliative, Roadway Excavation (Type Y-1 Aerially Deposited Lead), Settlement and Monitoring, Shoulder Backing, Structure Excavation, Structure Backfill, Pervious Backfill Material, Rammed Aggregate Columns, Imported Biofiltration Soil, Underground, Erosion Control, Hydromulch, Hydroseed, Compost, Lean Concrete Base, Crack Treatment, Prime Coat, AC Dike, Data Core, Tack Coat, Steel Casing, CIDH Concrete Piling, Prestressing CIP Concrete, Structural Concrete, Minor Concrete, Steel Sheet Piling, Architectural Treatment, Joint Seal Assembly, Bar Reinforcing Steel, Sign Structure, Roadside Signs, Bat Habitat, Prepare & Paint Concrete, Temp. Access Pad, Rock Slope Protection, Detectable Warning Surface, Misc. Iron & Steel, Rigid Rail Fall Protection System, Isolation Casing, Bridge Deck Drainage System, Fencing, Delineator, Object Marker, Midwest Guardrail System, Double Thrie Beam Barrier, Cable Railing, End Anchor Assembly, Type SCI 100GM Crash Cushion, Concrete Barrier, Striping & Marking, Traffic Operations System and Construction Materials

100% Performance & Payment Bonds may be required. Worker's Compensation Waiver of Subrogation required. Please call OCJ for assistance with bonding, insurance, necessary equipment, material and/or supplies. OCJ is willing to breakout any portion of work to encourage DBE Participation. Plans & Specs are available for viewing at our office or through the Caltrans Website at www.dot.ca.gov/hq/esc/oe/weekly_ads/index.php.

Requesting bid quotations from all Subcontractors and Suppliers for the following project:

SFUSD – Herbert Hoover Middle School; Ceiling Fans, Window Film Installation and Shades Relocation

SFUSD Project #11064

Bid Date: 10/13/15 at 3:00 P.M.

Faxed bids are due 2 hours prior to bid time.

Proposals requested for the following trades: Asbestos Abatement, Window Film Installation, Ceiling Fan Suppliers and Installers, Ceiling Tile, Electrical, Drape/Shade Installer.

Bayview Construction and Painting, Inc.

1329 Marsten Road • Burlingame, CA 94010

Phone: 650-458-6354 • Fax: 650-401-6082

Prevailing Wage Rates apply and Certified Payroll Reports will be required. Insurance Certificates Required. All subs and suppliers must be registered with D.I.R.

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Request for

Minority-Owned Subcontractors for Design Services for Briones Inlet/Outlet Tower Seismic Retrofit Project, Orinda, CA

Bid Date October 15, 2015 at 4:00 PM

Proposal requested for the following technical services: geotechnical drilling and sampling, CAD work, Mechanical Engineering, Structural Engineering, and environmental/permitting consulting services.

Please call if interested to learn more about the project. Thank you.

Terra Engineers

350 Sansome St, Suite 830 • San Francisco, CA 94104

Phone 888-888-4730

Contact: Robert Kirby

BobKirby@terraengineers.com

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Request for

Minority-Owned Subcontractors for Geotechnical Exploration Program for EBMUD Tunnel RFP No. 534-15-01

Bixler, CA
Bid Date October 26, 2015 at 4:00 PM

Proposal requested for the following technical services: geotechnical drilling and sampling, cone penetrometer testing, and geotechnical laboratory testing services.

Please call if interested to learn more about the project. Thank you.

Terra Engineers

350 Sansome St, Suite 830 • San Francisco, CA 94104

Phone 888-888-4730

Contact: Robert Kirby

BobKirby@terraengineers.com

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California Sub-Bid Request Ads

Shimmick Construction Company Inc.

8201 Edgewater Drive, Suite 202 • Oakland, CA 94621
Phone (510) 777-5000 • Fax (510) 777-5099

LBE Subcontractor/Supplier Bids Requested For:

**Mountain Tunnel Access and Adit Improvement
City and County of San Francisco Public Utilities Commission
Contract No. HH-981**

**Bid Date: November 5, 2015 until 2:00PM
Fax all quotes to 510-777-5099**

Requesting certified LBE Subcontractor and Supplier Quotes on: **Communications, Concrete Contractor, Concrete Supplier, Controls, Earthwork & Paving, Electrical Contracting, Metal Products Contractor, Metals for Custom Fabrication Equipment, Ornamental Metals Contractor, Pipes, Vales, & Fitting Supplies, Plumbing, Reinforcing Steel Contractors, Steel & Steel Products, Survey/Engineer/Drafting Equipment, Surveying, Trucking & Hauling.**

Hard copy versions of plans, specifications and bidding documents are available at 525 Golden Gate Avenue, 1st Floor, Customer Service Desk, San Francisco, CA 94102. Contract documents are also 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 Fernando DeLeon by phone at (510) 777-5086.

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. **An Equal Opportunity Employer**

Shimmick Construction Company Inc.

8201 Edgewater Drive, Suite 202 • Oakland, CA 94621
Phone (510) 777-5000 • Fax (510) 777-5099

W/MBE Subcontractor/Supplier Bids Requested For:

**San Francisco Bay Area Rapid Transit District
Construction of BART Balboa Park Station East Side Connection Improvements Phase 2
Contract No. 110G-130A**

**Bid Date: October 20th, 2015 until 2:00PM
Fax all quotes to 510-777-5099**

Requesting certified W/MBE Subcontractor and Supplier Quotes on **Architectural, Barrier Rail, Concrete Building, Demolition, Electrical, Fence, Flatwork, Joint Seal, Masonry, Paving, Rebar, Roofing, Signs, Steel Erection, Structural Steel, Traffic Control, Doors, Misc. Metals.**

Contract Documents may be purchased from the District Secretary's Office, San Francisco Bay Area Rapid Transit District, in person on the 23rd Floor at 300 Lakeside Drive, Oakland, CA 94612 or by mail at P.O. Box 12688, Oakland, CA 94604-2688 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 Clay Cochran by phone at (510) 777-5078.

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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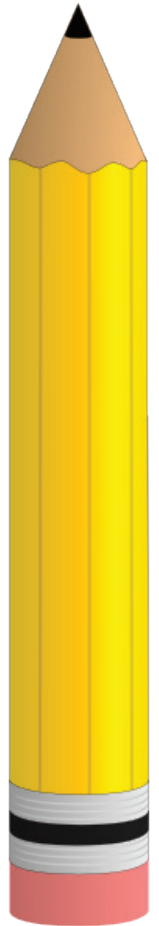
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California Sub-Bid Request Ads



C. Overaa & Co - General Building Contractor
200 Parr Blvd., Richmond, CA 94801
510 234-0926, Fax: 510 237-2435 - www.overaa.com

We request bids from all qualified subcontractors and suppliers for the following Project:

Contra Costa County: EMERGENCY AND IMAGING DEPARTMENT EXPANSION AND RECONFIGURATION
Located in Martinez, CA

Bid Date: October 22, 2015 before 2:00PM

Estimator: Cody Lee

Project Description: The work includes interior modifications and improvements involving approx. 5,960 sf on the third floor of Emergency and Imaging Departments resulting in reconfiguration of waiting and reception, triage & registration, exam rooms, medication room, radiology reading room, offices and work areas requiring new partitions, suspended ceilings, flooring, painting, casework, plumbing, HVAC, electrical, tele./data communications, etc.

Trades include, but are not limited to; demo, concrete, fire stopping, joint sealers, hollow metal doors/frames/hardware, coiling counter shutter, flush wood doors, acoustical & ceiling tile materials, non-structural metal framing, gypsum wall board, architectural casework, drywall, painting and coatings, fire protection systems, plumbing, gas and vacuum systems for health care facilities, mechanical, pipe/valves, mechanical seismic restraint system, mechanical identification system, HVAC, telecommunications and electrical work.

Project Labor Agreement ("PLA")

The Contra Costa County Board of Supervisors and C. Overaa & Co. encourages Minority Business Enterprises (MBEs), Women Business Enterprises (WBEs), Small Business Enterprises (SBEs), Local Business Enterprises (LBEs), and Disabled Veterans Business Enterprises (DVBEs) to bid on this project.

Project Location: Contra Costa Regional Medical Center, 2500 Alhambra Avenue, Martinez, California.

The estimated cost for this work is \$3,079,000

Plans and specifications: Contra Costa County Public Works Department's Online Planroom at www.cccounty.us/cpmprojects Documents are also available for viewing in our plan room at 200 Parr Blvd., Richmond, CA, and at our iSQFT site, login is required. Contact jasonc@overaa.com for iSQFT access. Please call for additional information about project and/or project documents.

We encourage bids from all Subcontractors/Suppliers including DBE/MBE/WBE/SBE/DVBE/SBRA/LSAF/HUB bidders. We are an equal opportunity employer. We offer to assist you with bonding, credit, and insurance. We are signatory to both Carpenters and Laborers. Subcontractors will be required to sign the Overaa Standard Subcontract Agreement, which includes the right for Overaa to require subcontractors to furnish a faithful performance and labor bond, in a form and from a surety acceptable to Overaa, in the amount of 100% of the Subcontract price. Subcontractors will be required to comply with all subcontract insurance requirements, which includes providing a waiver of subrogation endorsement to their worker compensation insurance. The Overaa Standard Subcontract Agreement is available for viewing at our website: www.overaa.com. Overaa utilizes the environmentally-friendly Textura electronic invoicing and payment system to streamline and expedite subcontractor invoicing and payment. Please contact our office if you would like more information.

Granite Rock Company

120 Granite Rock Way, San Jose, CA 95136
Phone (408) 574-1400 Fax (408) 365-9548
Contact: Bob Williams
Email: estimating@graniterock.com

REQUESTING SUB-QUOTES FROM
QUALIFIED SBE SUBCONTRACTORS/
SUPPLIERS/TRUCKERS FOR:

San Carlos Transit Center Project
Contract No.: 16-S-C-011

Owner: San Mateo County Transit District
Engineers' Estimate: \$4 Million

BID DATE: October 19, 2015 @ 2:00 PM

Items of work include but are not limited to:
Asphalt Concrete Paving, Concrete : Removal,
Curb, Sidewalk, Gutter, Structural (cast-in-place),
Construction Area Signs, Demolition,
Fencing, Micropiles, Pavement Marker, Rebar,
Signage, Site Preparation : Clearing and Grubbing,
Excavation and Backfill, Electrical, Trucking,
Stripe, Landscape and Irrigation, WPCP, PCMS,
Surveying, Bioretention Basins, Decomposed Granite Paving,
Gravel Pavers, Station Furnishings, Traffic Control and Flagging,
QCQA Testing & Inspection.

Granite Rock Company 'Graniterock' is signatory to Operating Engineers, Laborers, Teamsters, Carpenters and Cement Masons unions. 100% performance and payment bonds will be required from a qualified surety company for the full amount of the subcontract price. Bonding assistance is available. Graniterock will pay bond premium up to 1.5%. In addition to bonding assistance, subcontractors are encouraged to contact Graniterock Estimating with questions regarding obtaining lines of credit, insurance, equipment, materials and/or supplies, or with any questions you may have. Subcontractors must possess a current contractor's license, insurance and worker's compensation coverage. Subcontractors will be required to enter into our standard contract. Graniterock intends to work cooperatively with all qualified firms seeking work on this project.

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Housing Shortage in California Expected to Continue

Continued from page 1

people will return to their prior buying habits in Southern California," he said.

The state realtors' report forecasts growth in U.S. gross domestic product of 2.7 percent next year, after a projected gain of 2.4 percent in 2015. With nonfarm job growth of 2.3 percent in California, the state's unemployment rate should decrease to 5.5 percent in 2016 from 6.3 percent in 2015, according to the report.

The average for 30-year, fixed mortgage interest rates will rise only slightly to 4.5 percent but will still remain at historically low levels, according

to the report. The California median home price is forecast to increase 3.2 percent to \$491,300 in 2016, following a projected 6.5 percent increase in 2015 to \$476,300. This is the slowest rate of price appreciation in five years.

Housing projects the 2015 Inland Empire unemployment rate, based on recent data, to be 6.4 percent and the 2016 rate to be at 6.2 percent.

In Los Angeles County, the median home price was at \$517,000 in the second quarter this year; \$698,000 in Orange County; \$320,000 in Riverside County; and \$263,000 in San Bernardino County, according to Husing.

"The foundation for California's housing market remains strong, with moderating home prices, signs of credit easing, and the state continuing to lead the nation in economic and job growth," Leslie Appleton-Young, vice president of and chief economist for the state realtors association, said in a statement. "However, the global economic slowdown, financial market volatility, and the anticipation of higher interest rates are some of the challenges that may have an adverse impact on the market's momentum next year.

Source: <http://california.construction.com>

California Sub-Bid Request Ads

RGW Construction, Inc.

Contractors License A/B 591940

550 Greenville Road • Livermore, CA 94550 • Phone: 925-606-2400 • Fax: 925-961-1925

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RGW Construction Inc. is seeking all qualified DBE (Disadvantaged Business Enterprises) for the following project:

**State Highway in Alameda County near Livermore 2.0 Miles East of North Flynn Road at Stone Cut Underpass
Contract No. 04-2G8504**

**Federal Aid Project No. ACNHP-5801-1(066)E
Engineer Estimate: \$5,100,000 – 245 Working Days
Goal: DBE 7%**

Bids: November 4th, 2015 @ 2:00 PM

Requesting Sub-quotes for (including but not limited to): Fabric Oils, Construction Area Signs, Traffic Control, Cold Plane, Clear & Grub, Roadway Excavation, Structure Excavation/Backfill, Hydroseeding, Erosion Control, Aggregate Base, Asphalt Paving, AC Dike, Grinding, CIDH Piles, Structural Concrete, Joint Seal, Reinforcing Steel, Signs Roadside, Clean & Paint Steel, Rock Slope Protection, Concrete Curb & Sidewalk-Misc., Object Marker, MBGR, Thermoplastic & Painted Traffic Stripe & Marking, Pavement Marking, SWPPP, Water Truck, Sweeper, Hazardous Substance Removal, Trucker, Painting Structures, Storm Drain (Underground), Jack 18" Steel Pipe-auger-bore

Scope of Work: Construct a 600 foot soldier pile and lagging wall with ground anchor.

RGW is willing to breakout any portion of work to encourage DBE participation. Contact us for a specific item list.

Plans and Specs are available to view and copy at our office or the Caltrans website www.dot.ca.gov/hq/esc/oe/. Contact Andy Eldridge 925-606-2400 andrew.eldridge@rgwconstruction.com for any questions, including bonding, lines of credit, or insurance or equipment or material suppliers. Subcontractors should be prepared to submit payment and performance bonds equal to 100% of their quotation. For bonding and other assistance, please call.



19 PAMARON WAY, NOVATO, CA 94949
PHONE: (415) 382-1188 • FAX: (415) 883-7529

Contact: Adrienne Lewis
Email: adrienne@arntzbuilders.com

REQUESTS QUOTATIONS FROM ALL CUCP CERTIFIED MBE AND WBE SUBCONTRACTORS & SUPPLIERS and ALL QUALIFIED SUBCONTRACTORS & SUPPLIERS FOR ALL TRADES FOR THE FOLLOWING PROJECT:

CONSTRUCTION OF THE BART BALBOA PARK STATION EAST SIDE CONNECTION IMPORVEMENT PHASE 2

**PROJECT NO.: 110G-130A
SAN FRANCISCO, CA**

**BID DATE: October 20, 2015 @ 2:00pm
ESTIMATE: \$8,500,000-\$12,000,000**

Trades include but not limited to: Demolition, Concrete, Masonry, Structural Steel, Metal Decking, Metal Fab, Rough Carpentry, Vehicular Traffic Coatings, Flashing and Sheetmetal, Intumescent Fireproofing, Firestopping, Joint Protection, Overhead Bi-Fold Doors, Glazed Aluminum Curtain Wall, Point-Supported Glazing System, Glazed Sloped Aluminum Canopy Roof, Door Hardware, Glazing, Louvers and Vents, Portland, Cement Plaster, Gypsum Board, Acoustical Panel Ceilings, Decorative Panel Ceilings, Stone Flooring, Painting, Graffiti-Resistance Coatings, Fabric Canopy, Raceways for Facility Services, Electrical, Plumbing, Public Address System, Access Control Systems, Earthwork, Grading and Paving, Chain Link fences and Gates, Underground, Utility Structures and SFMTA Transportation items.

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is seeking subcontractors to participate in a prequalification process where sub-trade RFQs can be downloaded at [link](#). Clark Construction Group and San Francisco Public Works will prequalify trade subcontractors that would receive an invitation to bid The Office of the Chief Medical Examiner project.

**Currently pre-qualifying for Epoxy-Resin Terrazzo Flooring.
• RFQ Due Date, November 11th, 2015**

A Pre-Qualification conference will be held at the Contractors Assistance Center, located at 5 Thomas Mellon Cir, San Francisco CA, 94134, on **October 22nd, 2015 1:30pm**

Documents Can be Downloaded at : <https://clarkconstruction.box.com/s/3n6ffpn70cbid1pltf1op0deul9uj7t>

Clark Construction Group-California, LP

Contractor License #839892

180 Howard Street, Suite 1200, San Francisco, CA 94105

Phone: 415/767-7000 Fax: 415/767-7099

Contact: Hector Torrez - hector.torrez@clarkconstruction.com

Rachel Browne - rachel.browne@clarkconstruction.com