



Project Labor Agreement

Pre-Job Conference Form

In accordance with PLA Article 16, each Contractor is required to conduct a Pre-Job Conference with the Unions not later than ten (10) calendar days prior to commencing work.

General Contractor Information		
Prime Contractor: Swinerton Builders		
Address: 16798 West Bernardo Drive, San Diego, CA 92127		
Phone: 858-622-4040		
Email: CGaitan@swinerton.com	Fax: 858-622-4044	
Prime Contractor's License Number: 092		
DBE Status: ☐ Yes ☒ No		DBE Certifying Agency: N/A
PLA Pre Job Conference Meeting Information		
Date & Time: 11AM - 10/16/2025		
Location: Microsoft Teams Call		
General Contract Information		
Contract Name:	City Heights Library Performance Annex Improvements	
Project Address:	3795 Fairmount Ave, San Diego, CA 92105	
City Contract No:	K-25-2371-DB2-3-A	Contract Award Amount: \$5,417,724.00
Estimated Start Date:	10/13/25	Estimated End Date: 3/17/26
Project Description:	Design-Build project to add approx 995 sq. ft. expansion to the existing City Heights Library Performance Annex. Addition of two dressing/makeup rooms, a green room, a ticket booth and a vestibule. Interior lighting upgrade, and the HVAC equipment will be relocated and upgraded.	

Jobsite Information	
Site Phone: +1 (415) 6866103	Email: CGaitan@swinerton.com
Fax: N/A	Jobsite Labor Rep: Jennifer Correa
Project Manager: Chris Gaitan	Jobsite Safety Rep: Brandon Tillet
Job Superintendent: Jonathan Weaver	Workforce Ordered By: Jonathan Weaver
Jobsite Scheduling Information	
Number of Shifts: 1	Start / Stop Times: 7AM-5PM
Pay Day: Friday	Ending Day of Pay Period: Sunday
Jobsite Facilities	
Location(s) of First Aid Facilities: City Heights Performance Bldg.	
Location(s) of Sanitary Facilities: Adjacent to site/park	
Location(s) of Drinking Water Facilities: City Heights Performance Bldg.	
Description of Jobsite Parking: Street Parking	
Name of Selected Hospital: Scripps Mercy Hospital	
Hospital Address: 4077 Fifth Ave., San Diego, CA 92103	
Hospital Phone Number: 619-294-8111	
Heavy Equipment to Be Utilized on Job	By Contractor
Tile Saw	Inland Pacific Tile, Inc.
Excavator	Post Bros Construction Co.
Skidsteer	Post Bros Construction Co.
Loader	Post Bros Construction Co.
Skploader	Post Bros Construction Co.
Skidsteer/Mini Excavator	Merino Landscape Inc.
Walk behind trencher/Boom Lift	Moor Electric
Mine excavator/Skid steer	Murray Company
Mobile Crane	ACH/Bob's Crane
Project Craft Workforce Estimate	
Craft	Workforce needed for Project
Iron Workers	3
Tile Installation	2
Demo Operating Engineer/Demo Labor	3/3
Plumber/Operator	2/1
Landscape/Irrigation Labor	5
Landscape Equipment Operator	1
Electrical/Excavation backfill	4/1
Plaster/Lather/Plaster Tender/Scaffold	4/1/2/2
Land Surveyor	2
General Clean Up	4
Fence Install	2

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Contractor Jurisdictional Work Assignments

As required by PLA Article 8, Section 8.1, the assignment of work will be solely the responsibility of the contractor performing the work involved; and such work assignments will be in accordance with the Plan for the Settlement of Jurisdictional Disputes in the Construction Industry (the "Plan") or any successor plan.

All jurisdictional disputes on this project shall be settled in accordance with PLA Article 8

Jurisdictional Work Assignments

<u>Contractor name & Sub to</u>	<u>Scope of Work</u>	<u>Union OR Non- Union</u>	<u>DBE or Non DBE</u>	<u>Union Work Assignment (Local #)</u>
SAMPLE: ABC Contractor/ Prime Contractor	Widget Installation	Union	DBE	Widget Union Local 1234
Moor Electric Inc./ Swinerton	Excavation & backfill	Union	DBE	IBEW - Local 569
Moor Electric Inc./ Swinerton	Electrical: lighting, power and PV	Union	DBE	IBEW - Local 569
Post Bros Construction Co./Swinerton	Demolition & Grading	Union	Non DBE	LIUNA - Local 89
Post Bros Construction Co./Swinerton	Demolition & Grading	Union	Non DBE	IOUE - Local 12
Murray Company/ Swinerton	Plumbing scope	Union	Non DBE	Plumbers and Fitters - Local 230
Murray Company/ Swinerton	Excavation and Backfill	Union	Non DBE	IOUE - Local 12
Farwest/Murray Company	Fire Caulking and Insulation	Union	Non DBE	Heat and Frost Insulators - Local 5
Merino Landscape Inc/ Swinerton	Landscape/Irrigation Labor	Union	DBE	LIUNA - Local 89
Merino Landscape Inc/ Swinerton	Equipment Operator	Union	DBE	IOUE - Local 12
Washington Iron Works/ Swinerton	Structural Steel, Metal Grating, Steel Reinforcing at openings, Roof Screen/Siding, ladder	Union	Non DBE	Ironworkers - Local 229
Barnett Quality Control Services, Inc. / Swinerton	Special Inspections	Non Union	DBE	IOUE - Local 12
Inland Pacific Tile, Inc./ Swinerton	Tile Installation	Union	Non DBE	BAC - Local 4

<u>Contractor name & Sub to</u>	<u>Scope of Work</u>	<u>Union OR Non- Union</u>	<u>DBE or Non DBE</u>	<u>Union Work Assignment (Local #)</u>
E.L. Hobbs, Inc./ Swinerton	Lath & Plaster	Union	Non DBE	Carpenters - Local 619
E.L. Hobbs, Inc./ Swinerton	Plaster Tender	Union	Non DBE	Plaster - Local 1414
ACH Mechanical Contractors, inc./Swinerton	HVAC Equipment and Ductwork Installation, Refrigerant piping for HVAC Equipment	Union	MBE/No n-DVBE	SMART - Local 206
GUIDA/ Swinerton	Survey Control and Layout	Union		IOUE - Local 12
Swinerton Builders	General Cleanup, Site Maintenance	Non Union	Non DBE	LIUNA - Local 89
Swinerton Builders	Temp Fencing	Union	Non DBE	LIUNA - Local 89

Subcontractor Information – Complete or Attach Subcontractor Listing

Subcontractor Name: Merino Landscape Inc.	
Type/Scope of Work: Landscape & Irrigation	
Address: 2220 Otay Lakes Rd., Ste. 502-240, Chula Vista CA 91915	
Estimated Start Date: 10/20/25	Estimated End Date: 4/15/26
Contact Person: Chris Merino	Phone: 619-348-9932
Email: chris@merinolandscape.com	Contractor License Number: 797785
Subcontractor Name: Moor Electric Inc.	
Type/Scope of Work: Lighting, power and PV (Electrical)	
Address: 5505 Stevens Way Unit 740504 SD, CA 92114	
Estimated Start Date: 10/20/25	Estimated End Date: 4/15/26
Contact Person: Dwayne	Phone: 619-250-0380
Email: info@moorelectric-sd.com	Contractor License Number: 797985
Subcontractor Name: Murray Company	
Type/Scope of Work: Plumbing	
Address: 11011 Via Frontera, Ste. A, San Diego, CA 92127	
Estimated Start Date: 10/20/25	Estimated End Date: 4/15/26
Contact Person: Jacob Pessa	Phone: 858-504-5097
Email: jpessa@murraycompany.com	Contractor License Number: 162382
Subcontractor Name: Post Bros Construction Co.	
Type/Scope of Work: Demolition & Grading	
Address: 2967 E. Coronado St., Anaheim, CA 92806	
Estimated Start Date: 10/20/25	Estimated End Date: 1/07/25
Contact Person: Michael Borras	Phone: 714-632-5290 x103
Email: mborras@postbros.com	Contractor License Number: 1074904
Subcontractor Name: Farwest insulation Contracting	
Type/Scope of Work: Insulation and Fire Caulking	
Address: 9570 Ridgehaven Ct., Ste. B, San Diego, CA 92123	
Estimated Start Date: 1/10/26	Estimated End Date: 2/20/26
Contact Person:	Phone: 619-746-9062
Email: mpavich@farwestinsulation.com	Contractor License Number: 845682
Subcontractor Name: GUIDA	
Type/Scope of Work: Land Surveying, Mapping, and Geospatial Services	
Address: 380 State Pl, Escondido, CA 92029	
Estimated Start Date: 10/30/25	Estimated End Date: 3/30/26
Contact Person: Tim Fettig, PLS, Survey Manager	Phone: 949-777-2023
Email: tfettig@guidainc.com	Contractor License Number: N/A

Subcontractor Information – Complete or Attach Subcontractor Listing	
Subcontractor Name: Inland Pacific Tile, Inc.	
Type/Scope of Work: Tile Installation	
Address: 1817 Commercenter West, San Bernardino, CA 92408	
Estimated Start Date: 1/1/26	Estimated End Date: 3/1/26
Contact Person: Joe McCluney	Phone: 909-890-4526
Email: joe@inlandpacifictile.com	Contractor License Number: 780298
Subcontractor Name: Barnett Quality Control Services, Inc. (dba NOVA Services)	
Type/Scope of Work: Special Inspection	
Address: 4373 Viewridge Ave., Ste B, San Diego, CA 92123	
Estimated Start Date: 10/20/25	Estimated End Date: 2/20/26
Contact Person: Danny Barnett	Phone: 858 292 7575 x 414
Email: djbarnett@usa-nova.com	Contractor License Number: N/A
Subcontractor Name: Washington Iron Works	
Type/Scope of Work: Structural Steel, Metal Grating, Steel Reinforcing at Wall Openings, Roof Screen/Siding & Ladder	
Address: 17926 S. Broadway, Gardena, CA 90248	
Estimated Start Date: 11/20/25	Estimated End Date: 2/25/26
Contact Person: Viktor Chemelekov	Phone: 310-237-8660 x 232
Email: vchemelekov@washingtoniron.com	Contractor License Number: 249706
Subcontractor Name: E.L. Hobbs Inc.	
Type/Scope of Work: Lath and Plaster	
Address: 9917 Maine Ave Lakeside, CA 92040	
Estimated Start Date: 1/15/26	Estimated End Date: 3/1/26
Contact Person: Gus Toledo	Phone: 619-401-1708
Email: gtoledo@elhobbsinc.com	Contractor License Number: 777073
Subcontractor Name: ACH Mechanical Contractors, Inc.	
Type/Scope of Work: HVAC Equipment and Ductwork Installation, Refrigerant Piping for HVAC Equipment	
Address: 1740 Howard Place, Redlands, CA 92373	
Estimated Start Date: 10/20/2025	Estimated End Date: 4/15/2026
Contact Person: Conrad Talens	Phone: 909-654-1447
Email: ctalens@achmechanical.com	Contractor License Number: 780560
Subcontractor Name:	
Type/Scope of Work:	
Address:	
Estimated Start Date:	Estimated End Date:
Contact Person:	Phone:
Email:	Contractor License Number: