



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: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		DBE Certifying Agency: N/A
PLA Pre Job Conference Meeting Information		
Date & Time: 11/03/2025 @ 1PM		
Location: Microsoft Teams		
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) 686-6103	Email: CGaitan@swinerton.com
Fax: N/A	Jobsite Labor Rep: Jennifer Correa
Project Manager: Chris Gaitan	Jobsite Safety Rep: Bryan Gray
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
bobcat S600 Series Skid Steer	Alvarez and Shaw, Inc.
JD50 Excavator	Alvarez and Shaw, Inc.
Possible Forklift	Quality Rebar, Inc.
Mobile Crane	Bob's Crane Service
Forklift	Torrey Pines Building Services
Forklift	Haxton Masonry
Mini Skid Steer (MT-100)	In-Line Fence & Railing Co., Inc.
Project Craft Workforce Estimate	
Craft	Workforce needed for Project
Non Lit Tactile Signage	1
Painter	2
Sheet Metal	3
Operating Engineers - Cranes	2
Sheet Metal Worker	2
Insulator	3
Lit Signage	3
Bricklayer	6
Brick Tender	6
Floorcovering	3-5
Carpenter	5

[illegible]

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
Alvarez and Shaw/Swinerton	Concrete Form	Non Union	DBE	Carpenters - Local 619
Alvarez and Shaw/Swinerton	Concrete Finish & form	Non Union	DBE	Cement Masons- Local 500
Alvarez and Shaw/Swinerton	Grading	Non Union	DBE	IOUE - Local 12
Alvarez and Shaw/Swinerton	Site Work & concrete placement	Non Union	DBE	Laborers - Local 89
Quality Rebar Inc./Alvarez and Shaw	Reinforcing Steel	Union	DBE	Ironworkers - Local 229
Anning Johnson Co./Swinerton	Metal Deck	Union	Non DBE	Ironworkers - Local 229
Quality Rebar, Inc./Swinerton	Reinforcing Steel	Union	DBE	Ironworkers - Local 229
Torrey Pines Building Services/Swinerton	Non Lit Tactile Signage	No	SBE (Micro)	IUPAT - Local 1399 (DC36)
Torrey Pines Building Services/Swinerton	Lit Signage	No	SBE (Micro)	IBEW - Local 569
San Diego Sheet Metal/Swinerton	Sheet Metal	Union	Non DBE	Sheet Metal Workers - Local 206
Bob's Crane Service/ACH Mechanical	Hoisting	Union	SB	IOUE - Local 12
Penn Air Control Inc/ACH Mecanical	HVAC Air Test & Balance	Union	DVBE	Sheet Metal Workers - Local 206

<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>
P&E Insulation Inc./ACH Mechanical	Insulation	Union	SBE	Heat & Frost Insulators - Local 5
Canin Coatings/Swinerton	Painting	Non-Union	Non-DBE	IUPAT - Local 1399 (DC36)
Haxton Masonry, Inc./Swinerton	Labor, Cleaning, Grouting	Non-Union	Non-DBE	Laborers - Local 89
Haxton Masonry, Inc./Swinerton	Bricklaying	Non-Union	Non-DBE	Brick Masons - Local 4
DFS Flooring/Swinerton	Flooring Installation	Non-Union	Non-Union	IUPAT- Local 1399
CL Flooring, Inc./Swinerton	Flooring Installation	Non-Union	Non-Union	IUPAT - Local 1399
BrandSafway/Swinerton	Scaffold Installation	Union	Non DBE	Carpenter - Local 619
Swinerton	Concrete Formwork	Union	Non DBE	Carpenters - Local 619
Swinerton	Light Gauge Metal Framing, Drywall, Taping, ACT, Accessory Install	Union	Non DBE	Carpenters - Local 619
Centerline Commercial Assemblies/Swinerton	Doors, Frames, & Hardware	Union	Non DBE	Carpenters - Local 619
Merli/Swinerton	Concrete Pumping	Union	Non	IOUE - Local 12
Angelus Waterproofing & Restoration/Swinerton	Roofing & Waterproofing	Union	Non-DBE	Roofers - Local 45
Cobech Traffic Control, Inc./Swinerton	Traffic Control	Union	Non DBE	Laborers - Local 89
Cleanline/Swinerton	Place Concrete	Union	Non	Laborers - Local 89
Cleanline/Swinerton	Finish Concrete	Union	Non	Cement Masons- Local 500
In-Line Fence and Railing Co./Swinerton	Fence & Handrail	Union	DBE	Laborers - Local 89

Contractor Jurisdictional Work Assignments

<p>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.</p> <p>All jurisdictional disputes on this project shall be settled in accordance with PLA Article 8</p>
--

Jurisdictional Work Assignments

		<u>Union OR</u>	<u>DBE or</u>	<u>Union Work</u>
--	--	-----------------	---------------	-------------------

[illegible]

Subcontractor Information – Complete or Attach Subcontractor Listing	
Subcontractor Name: Alvarez and Shaw, Inc.	
Type/Scope of Work: Concrete, Site Grading, CIP Retaining Wall	
Address: 2101 Alpine Blvd., Ste. C, Alpine, CA 91901	
Estimated Start Date:	Estimated End Date:
Contact Person: Chase Alvarez	Phone: 619-383-4102
Email: info@alvarezandshaw.com	Contractor License Number: 986171
Subcontractor Name: Quality Rebar, Inc.	
Type/Scope of Work: Reinforcing Steel	
Address: 13275 Gregg St., Poway, CA 92064	
Estimated Start Date: November 2025	Estimated End Date: December 2025
Contact Person: Kaycee Clark	Phone: 858-679-3934
Email: Lcp@qualityrebarinc.com	Contractor License Number: 818593
Subcontractor Name: Anning Johnson Company	
Type/Scope of Work: Metal Deck	
Address: 13250 Temple Avenue, City of Industry, CA 91746	
Estimated Start Date: December 2025	Estimated End Date: January 2026
Contact Person: Lance Mills	Phone: 626-369-7131
Email: lmills@anningjohnson.com	Contractor License Number: 652825
Subcontractor Name: Torrey Pines Building Services - Signage & Graphics	
Type/Scope of Work: Lit Signage	
Address: 215 S Pacific Street Suite 106 San Marcos, CA 92078	
Estimated Start Date: March 2, 2026	Estimated End Date: March 6, 2026
Contact Person: Brooks Roffey	Phone: 760-744-5046
Email: brooks@tpbseam.com	Contractor License Number: 1086766
Subcontractor Name: Canin Coating Inc.	
Type/Scope of Work: Painting	
Address: 7860 Mission Center Court, Suite 107	
Estimated Start Date: TBD	Estimated End Date: TBD
Contact Person: Jordan Maes	Phone: 619-929-8315
Email: jordan@canincoatings.com	Contractor License Number: 977095
Subcontractor Name: San Diego Sheet Metal Inc.	
Type/Scope of Work: Sheet Metal	
Address: 455 54th Street, Suite 102 San Diego, CA 92114	
Estimated Start Date: December 2025	Estimated End Date: March 2026
Contact Person: Boris Uralets	Phone: 619-599-0023
Email: Boris@sandiegosheetmetal.net	Contractor License Number: 1047664

Subcontractor Information – Complete or Attach Subcontractor Listing

Subcontractor Name: Bob's Crane Service	
Type/Scope of Work: Crane Rental Service + Hoist as Directed By Customer	
Address: 12101 Highway 67 Lakeside, CA 92040	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: Jessica Lucero	Phone: 619-443-5887
Email: jlucero@bobs Crane Service	Contractor License Number: 971800
<hr/>	
Subcontractor Name: Penn Air Control Inc	
Type/Scope of Work: HVAC TAB	
Address: 5941 Lakeshore Dr Cypress CA 90630	
Estimated Start Date: 11/01/2025	Estimated End Date: 3/31/2026
Contact Person: Raymond Vicente	Phone: 714-271-4333
Email: raymond@pennairgroup.com	Contractor License Number: 348326
<hr/>	
Subcontractor Name: P&E Insulation, Inc.	
Type/Scope of Work: Insulation	
Address: 5455 Vine Street, Chino CA, 91710	
Estimated Start Date: 2/15/226	Estimated End Date: 3/15/26
Contact Person: Christine Torres	Phone: 714-527-5071
Email: Christina@peinsulation.com	Contractor License Number: 763803
<hr/>	
Subcontractor Name: Haxton Masonry	
Type/Scope of Work: Masonry	
Address: 7138 E. 29th St. Yuma, AZ 85365	
Estimated Start Date: December 2025	Estimated End Date: January 2026
Contact Person: Victor Gaxiola	Phone: 928-344-6174
Email: Victor@haxtonmasonry.com	Contractor License Number: 777133
<hr/>	
Subcontractor Name: DFS Flooring	
Type/Scope of Work: Floor Covering	
Address: 10178 Willow Creek Road, San Diego, CA 92131	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: Heather Seward	Phone: 858-630-5148
Email: heathers@dfsflooring.com	Contractor License Number: 999046
<hr/>	
Subcontractor Name: CL Flooring	
Type/Scope of Work: Floor Covering	
Address: 6819 Brooklyn Ave, San Diego, CA 92114	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: Cesar Gonzalez	Phone: 619-307-6764
Email: clflooring1@hotmail.com	Contractor License Number: 1054311

Subcontractor Information – Complete or Attach Subcontractor Listing

Subcontractor Name: BrandSafway Services LLC	
Type/Scope of Work: Scaffold Installation	
Address: 1107 Petree Street, El Cajon 92020	
Estimated Start Date: December 2025	Estimated End Date: February 2025
Contact Person: Jim Lynch	Phone: 619-438-9208
Email: JimLynch@brandsafway.com	Contractor License Number: 972968
<hr/>	
Subcontractor Name: Swinerton Builders	
Type/Scope of Work: Concrete Form work	
Address:	
Estimated Start Date: November 2025	Estimated End Date: January 2026
Contact Person: Renton Bray	Phone: 858-732-2159
Email: rbray@swinerton.com	Contractor License Number: 92
<hr/>	
Subcontractor Name: Swinerton Builders	
Type/Scope of Work: Light Gauge Metal Framing, Drywall, ACT	
Address:	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: David Volcansek	Phone: 858-815-2408
Email: david.volcansek@swinerton.com	Contractor License Number: 92
<hr/>	
Subcontractor Name: Centerline Commercial Assemblies	
Type/Scope of Work: Doors/Frames/Hardware	
Address: 12185 Deaborn Place, Poway, CA 92064	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: Hayley Piro	Phone: 858-883-4244
Email: hayley@centerline-ca.com	Contractor License Number: 1104076
<hr/>	
Subcontractor Name: Stefan Merli Plastering Co. Inc. Dba Merli Concrete Pumping	
Type/Scope of Work: Concrete Pumping	
Address: 1331 Distribution Way, Cista, CA 92081	
Estimated Start Date: November 2025	Estimated End Date: January 2026
Contact Person: Gina Vejar	Phone: 760-597-2480
Email: gina.vejar@merlisd.net	Contractor License Number: 193717
<hr/>	
Subcontractor Name: Angelus Waterproofing & Restoration	
Type/Scope of Work: Roofing & Waterproofing	
Address: 17762 Metzler Lane, Huntington Beach, CA 92647	
Estimated Start Date: December 2025	Estimated End Date: February 2026
Contact Person: David Felix	Phone: 619-607-8700
Email: davidf@angeluswp.com	Contractor License Number: 461100

Subcontractor Information – Complete or Attach Subcontractor Listing

Subcontractor Name: Cobech Traffic Control, Inc.	
Type/Scope of Work: Traffic Control	
Address: 2675 Boston Avenue, San Diego, Ca 92113	
Estimated Start Date: January 2026	Estimated End Date: March 2026
Contact Person: Christian Nunez	Phone: 61-239-4900
Email: cnunez@cobech.com	Contractor License Number: 1008193
Subcontractor Name: In-Line Fence & Railing Co., Inc.	
Type/Scope of Work: Fencing & Handrail	
Address: 1307 Walnut Street, Ramona, CA 92065	
Estimated Start Date: Dec 2025	Estimated End Date: March 2026
Contact Person: Jazmyn Gutierrez	Phone: 760-789-0282
Email: Jazmyn@inlinerail.com	Contractor License Number: 769516
Subcontractor Name: Cleanline	
Type/Scope of Work: Place + Finish Concrete	
Address:	
Estimated Start Date: November 2025	Estimated End Date: January 2026
Contact Person: Scott Brain	Phone: (619) 435-4505
Email: sbrain816@gmail.com	Contractor License Number: 1039169
Subcontractor Name: So Cal Glass Inc.	
Type/Scope of Work: Glazing	
Address: 27705 Commerce Center Drive, Temecula, CA 92590	
Estimated Start Date: 02/01/2026	Estimated End Date: 02/28/2026
Contact Person: Anthony Tsaroukian	Phone: 951-696-1033
Email: Anthonyt@socalglassinc.com	Contractor License Number: 536075
Subcontractor Name: Cal Portland	
Type/Scope of Work: Ready Mix Supplier	
Address:	
Estimated Start Date:	Estimated End Date:
Contact Person:	Phone:
Email:	Contractor License Number:
Subcontractor Name:	
Type/Scope of Work:	
Address:	
Estimated Start Date:	Estimated End Date:
Contact Person:	Phone:
Email:	Contractor License Number: