



Project Labor Agreement Update

Project Labor Agreement (PLA) Facts

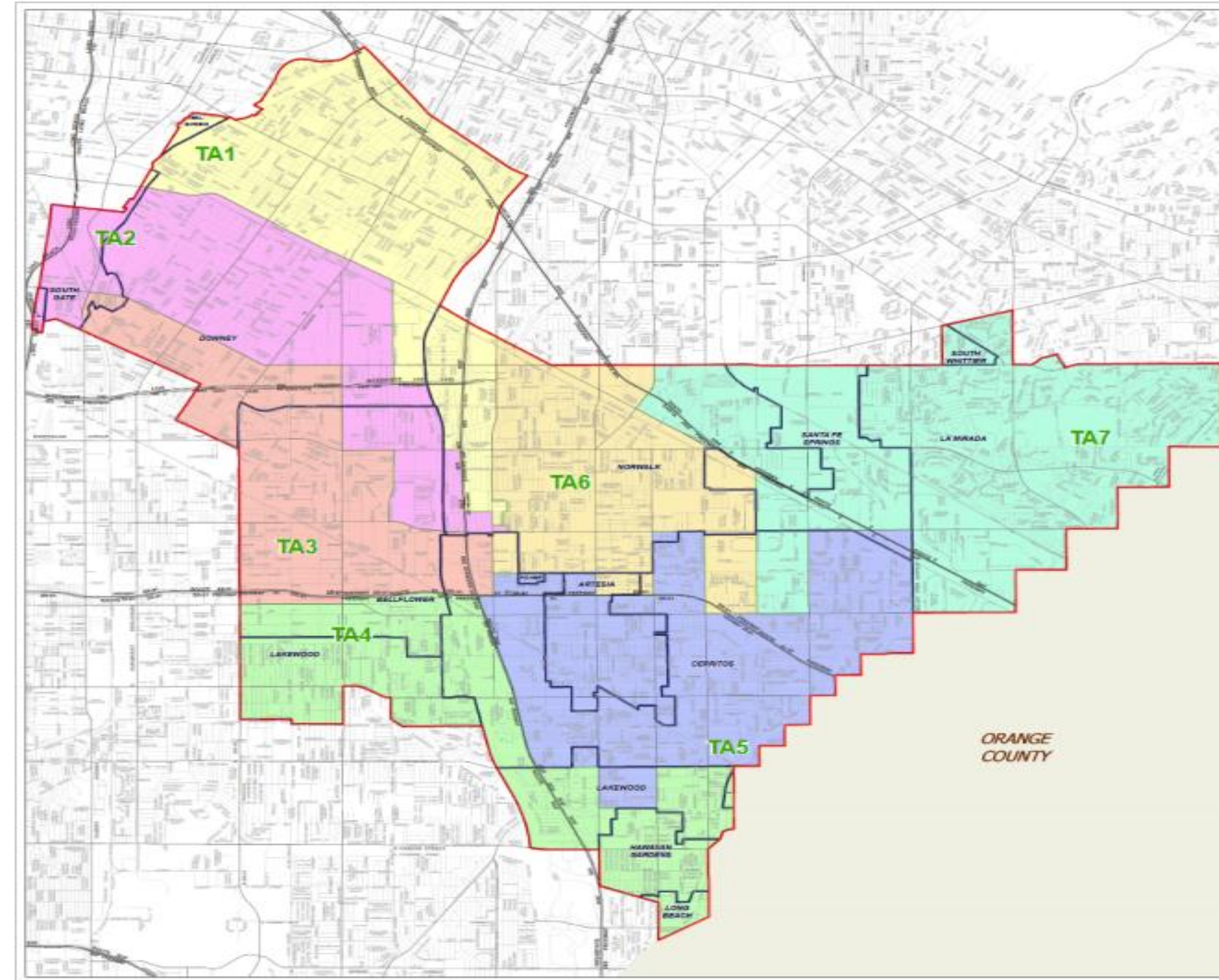
- Effective: December 9, 2015
- Signed with Los Angeles/Orange Counties Building & Construction Trades Council
- Includes three projects:
 - Health & Wellness Complex (under construction)
 - Field House (in design)
 - Health Science Building (state funded project for 2019-20)
- Previous update: February 21, 2018

Local Hiring under the PLA

- Goals are structured into different tiers:
 - 1st Tier – District Apprenticeship Graduates (10%)
 - 2nd Tier – Tier 1 plus District Residents (30%)
 - 3rd Tier – Tier 1 and 2, plus Regional Residents (25 mile radius) (40%)
 - 4th Tier – Tier 1, 2, & 3, plus Los Angeles/Orange County residents
- Workers are available by referral request from union hiring halls or apprenticeship programs.

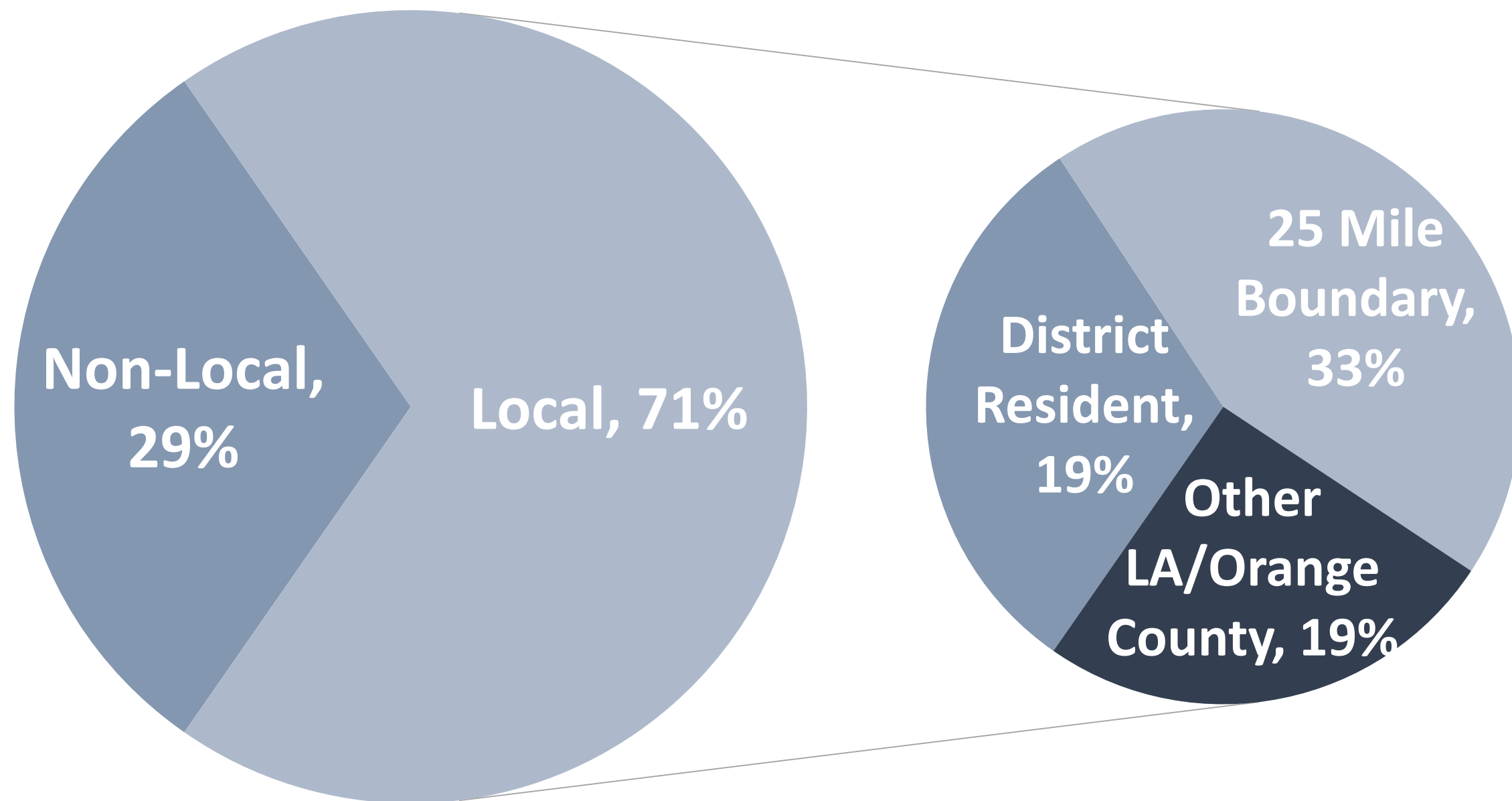
District Resident Definitions

- Residents of a city containing a District ZIP code
- District Students
- US Armed Forces Veterans



Local Hiring Status (Health & Wellness Complex)

Local Hire by Tier



Category	Workers	%
Tier 1 - District Apprentices*	25*	17%*
Tier 2 - District Residents	226	19%
Tier 3	616	52%
Tier 4	839	71%
Non-Local	342	29%
TOTAL	1181	100%

**Numbers are for Ironworker craft (only labor-management apprenticeship Program currently on campus)*

Source: Certified Payroll Reports Submitted through March 2019

Project Comparison

PLA Project	Workers	District Residents
Health & Wellness Project (under construction; in Phase 2)	1181	226 (19%)

Recent (non-PLA) Projects	Workers	District Workers	Percentage
<i>Campus Fiber Upgrades #2</i>	20	2	10.0%
<i>Parking Lot 1F</i>	22	8	36.4%
<i>Stadium ADA Upgrades</i>	59	7	11.9%
<i>Emergency Phones</i>	19	3	15.8%
<i>PAC Site Prep</i>	27	1	3.7%
<i>Social Science Modular Elevator</i>	117	10	8.5%
Total	264	31	11.7%

PLA Activities

- **Efforts to Maximize Local Hiring**
 - Mandatory Pre-Job Conference for all bid packages to discuss PLA and hiring goals.
 - Monthly compliance status letter and invoice payment recommendation to construction management.
 - Targeted contacts with contractors to discuss upcoming work and compliance status.
 - Verification of local hiring efforts made; request forms, records of workers interviewed and hired.
 - Introductions of contractors to resources such as Helmets to Hardhats and pre-apprenticeship programs (Long Beach City College)
- **Labor Relations**
 - Contacts with unions – mediating disputes and grievances

PLA Outreach

- Next Steps:
 1. Up-to-date status reports for contractors showing local hiring performance
 2. Continued contractor outreach – monitoring upcoming work
 3. Apprenticeship candidate referrals from partner agencies (pre-apprenticeship programs)
 4. Pre-job mandatory meetings for all bid packages on future projects

Project Budget / Metrics

- New Liberal Arts DSPS Building
 - 40,000 SF
 - Bid in March 2012 for construction thru June 2014
 - 15 of 21 contractors were union
 - 71% union, 29% non-union
 - \$14.9 million total sum of prime contracts
 - \$15.4 million projected total sum of prime contracts if all bidders were union.
 - \$416,000 or 2.8% increase

Project Budget / Metrics

- New Fine Arts Building
 - 56,000 SF
 - Bid in Aug. 2014 for construction thru Feb. 2017.
 - 14 of 21 contractors were union
 - 67% union, 33% non-union
 - \$25.0 million total sum of prime contracts
 - \$25.7 million projected total sum of prime contracts if all bidders were union.
 - \$753,000 or 3.0% increase

Project Budget / Metrics

- New Math/CIS Building
 - 40,000 SF
 - Bid in Aug. 2014 for construction thru Feb. 2017.
 - 14 of 21 contractors were union
 - 67% union, 33% non-union
 - \$16.1 million total sum of prime contracts
 - \$16.9 million projected total sum of prime contracts if all bidders were union.
 - \$829,000 or 5.1% increase

Project Budget / Metrics

- Combine Totals
 - 43 of 63 contractors were union
 - 68% union, 32% non-union
 - \$56.1 million total sum of prime contracts
 - \$58.1 million projected total sum of prime contracts if all bidders were union.
 - \$2,000,000 or 3.6% increase

Project Budget / Metrics

- New Health & Wellness Complex
 - 86,000 SF
 - Bid in Jan. 2017 for construction thru Feb. 2020
 - 43 of 63 contractors were union
 - 90% union, 10% non-union
 - \$48.2 million total sum of prime contracts
 - \$46.4 million projected total sum of prime contracts if all bidders were 68% union, 32% non-union.
 - \$1,700,000 or 3.6% decrease

Questions

Thank-You!