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)

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

Source: Certified Payroll Reports Submitted through March 2019

<table>
<thead>
<tr>
<th>Category</th>
<th>Workers</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1 - District Apprentices*</td>
<td>25*</td>
<td>17%*</td>
</tr>
<tr>
<td>Tier 2 - District Residents</td>
<td>226</td>
<td>19%</td>
</tr>
<tr>
<td>Tier 3</td>
<td>616</td>
<td>52%</td>
</tr>
<tr>
<td>Tier 4</td>
<td>839</td>
<td>71%</td>
</tr>
<tr>
<td>Non-Local</td>
<td>342</td>
<td>29%</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1181</td>
<td>100%</td>
</tr>
</tbody>
</table>

Local Hire by Tier:
- Local, 71%
- District Resident, 19%
- Non-Local, 29%
- Other LA/Orange County, 19%
- 25 Mile Boundary, 33%
## Project Comparison

<table>
<thead>
<tr>
<th>PLA Project</th>
<th>Workers</th>
<th>District Residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health &amp; Wellness Project (under construction; in Phase 2)</td>
<td>1181</td>
<td><strong>226 (19%)</strong></td>
</tr>
</tbody>
</table>

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