

# Memorandum

To: TJPA Board of Directors

From: Mark Zabaneh, Executive Director

Date: For the Board Meeting of November 14, 2019

Re: Project Labor Agreement Status Report

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The Project Labor Agreement (PLA) for the Transbay Program was approved on November 10, 2011. The PLA is designed to ensure labor harmony and equal opportunity for small, local, disadvantaged, union, and non-union businesses throughout construction, providing standardized working conditions and wages. This quarterly report provides information on the status of the administration of the PLA and the apprenticeship plan that was developed in conjunction with the PLA.

## **PROJECT LABOR/LABOR HARMONY/ ACCESS TO SKILLED LABOR POOL**

No work stoppages or labor incidents have affected construction on the project. The Construction Manager/General Contractor (CM/GC) Webcor/Obayashi and its trade subcontractors have reported no issues accessing skilled labor in sufficient numbers, and each trade subcontractor's workforce demands have been met.

A breakdown of labor by trade and county of residence compiled through September 30, 2019, by Turner Construction, the TJPA's construction management oversight consultant, for the monthly construction update is shown in the two tables that follow:

**Labor By Trade through September 30, 2019**

<b>Trade</b>	<b>Total Workers on Transit Center &amp; Utilities</b>
Inspectors – Soils/Material Test	47
Carpenters and Related Trades	769
Cement Mason	277
Electrical – Utility Lineman	31
Electrician	863
Field Surveyor	67
Iron Worker and Related Trades	1,532
Laborer and Related Trades	1,814
Operating Engineer	749
Pile Drivers	265
Plumber	236
Roofer and Waterproofer	127

<b>Trade</b>	<b>Total Workers on Transit Center &amp; Utilities</b>
Sheet Metal	224
Teamsters	249
Tile Setters/Finishers/Terrazzo/ Marble	90
Water Well Driller/Tunnel Worker	11
Bricklayer/Brick Tender	79
Plasterers	42
Drywall/Lather/Taper/Stocker	255
Painter	155
Glazier	93
Elevator Constructor	62
Carpet/Linoleum/Soft Floor Layer	6
<b>Total</b>	<b>8,043</b>

**Labor By County of Residence through September 30, 2019**

<b>Area</b>	<b>Hours Through September 30, 2019</b>	<b>Percentage of Total Hours</b>
East Bay (Alameda, Contra Costa, Solano)	2,404,374	42%
North Bay (Marin, Napa, Sonoma)	330,015	6%
South Bay (San Mateo, Santa Clara)	608,673	11%
San Francisco	796,192	14%
Other	1,560,371	27%
<b>Totals</b>	<b>5,699,625</b>	<b>100%</b>

Note: 'Other' includes workers from throughout California including the Central Valley and workers from out of state who are on site for specific tasks.

**SAFETY**

During the third quarter of 2019, there were no OSHA recordable safety incidents and no lost time incidents.

**JOINT ADMINISTRATIVE COMMITTEE**

The thirtieth meeting of the JAC was held on September 19, 2019.

**Update on Construction Closeout of the Transit Center**

TJPA Senior Construction Manager Dennis Turchon provided the update.

**Retail Leasing/Tenant Improvement Update**

TJPA Facility Manager Martha Velez provided the update.

## **Phase 2 Update**

TJPA Executive Director presented the update.

## **Final Reports on Apprenticeship Programs/Utilization and Veterans Outreach Efforts**

Charley Lavery, Operating Engineers Local Union No. 3 (OE Local 3), reported that the number of OE Local 3 members working on the project to date has been unprecedented, and OE Local 3 has the highest percentage of women compared with other trades. It was noted that because of the TJPA's commitment to veterans on the Program, the OE Local 3 board approved a \$5 initiation fee for veterans (rather than the usual \$900); as a result, many veterans have joined.

## **Discussion on PLA status post Webcor/Obayashi Joint Venture Final Completion**

The intent of the Project Labor Agreement (PLA) is to cover all Transbay Program public works for both Phase 1 and Phase 2 construction as well as tenant improvement work during Phase 1 construction. Phase 1 construction will be complete when Webcor receives Final Completion. Once that milestone is achieved, there will be a lag before Phase 2 construction begins. All current leases with tenants at the transit center reference the PLA and labor harmony and the TJPA has proposed to have the PLA and labor harmony language incorporated into future leases with union support received from the attendees. This item will be discussed further at the next JAC meeting.

## **New topics & next meeting**

The next regular JAC meeting is scheduled for Thursday, December 19, 2019, at 9:30 am.