

ALAMEDA COUNTY PROJECT STABILIZATION/COMMUNITY BENEFITS AGREEMENTS

ECHOJ & COUNTYWIDE

Status Report
September
2015

PSCBA STRUCTURE & MILESTONES

- Traditional & Non-Traditional / Community Benefits Program
 - Uniform Dispute Resolution Process
 - Project Stability / No Strikes / No Lock Outs
 - Availability of a Skilled Workforce
 - Standardized Holidays, Shifts, Breaks, Hours
 - Community Participation
 - Local Hire / Local Apprentice Utilization
 - Increasing pool of local workers available for apprenticeship and employment
- Milestones
 - East County Hall Of Justice PSCBA adopted July 2012
 - Countywide PSCBA adopted May 2013
 - Davillier-Sloan/A²Ventures (DSI/A²V) started September 2014

PSCBA LOCAL HIRING GOALS

- Alameda County residents

- Alameda County residents shall work 40% of all hours worked on craft-by-craft basis, if workers are available, capable and willing to work on the project.

- Disadvantaged Resident Worker (DRW)

- Contractor(s) must hire at least 1 new disadvantaged first stage apprentice for the first \$1M of construction and 1 more for each successive \$5M
 - Disadvantaged Worker definition -
Alameda County residents who are at least one of the following: household income below 50% of Alameda County median; or non-minor dependent youth/emancipated foster youth; or welfare recipient; or involvement with criminal justice system; or unemployed; or single parent; or homeless

WORK TO DATE

- Set up systems
- Modifications to Elations
- Training for County staff
- Development of DRW program
 - Establishment of Joint Administrative Committee (JAC)
 - Outreach to Apprenticeship Coordinators, Community Based Organizations (CBOs) & County agencies
- Tracking local hire and labor compliance
- Outreach to vendors

STRATEGIES TO IMPLEMENT

■ Pre-Bid

- Revised the County's bid documents
- Outreach to apprenticeship coordinators, contractors, CBOs and ECOP community

■ Pre-Construction

- Contractor education at pre-bid, pre-construction and pre-job meetings

■ During Construction

- Monthly Joint Administrative Committee meetings
- Monthly local hiring and labor compliance reporting
- Weekly site visit verification
- On going contractor education

PSCBA STATUS

DATA AS OF JULY 30, 2015

- Overall Local Hiring Goal (40% of hours) on a craft by craft basis

Project Name	Local Hiring Goal (40% of hours)	Estimated Project % Complete
East County Hall of Justice	47% ~ 19,000 hours	25%
San Lorenzo Library	42% ~ 10,100 hours	90%
Villa Short Stay	12% ~ 1,700 hours	80%

- Disadvantaged Resident Workers - apprentices (individuals)

Project Name	Project DRW goal	DRW required per \$ spent	DRW Progress
East County Hall of Justice	23 ~ \$112M	3	3
San Lorenzo Library	2 ~ \$6M	1	0*
Villa Short Stay	1 ~ \$3M	1	1

* Negotiating make up plan

LABOR COMPLIANCE STATUS

DATA AS OF JULY 30, 2015

- Monitoring contractors' performance with labor compliance requirements, which include payment of prevailing wages and the utilization of apprentices.
 - Currently no major prevailing wage issues
 - State of California's apprenticeship goal (20% of hours on craft by craft basis)

Project Name	Apprenticeship Compliance (average)	Estimated Project % Complete
East County Hall of Justice	14% ~ 5,500 hours	25%
San Lorenzo Library	16% ~ 3,700 hours	90%
Villa Short Stay	6% ~ 500 hours	80%

GOING FORWARD

■ Work in Progress...

- Build a pipeline for applicants with Alameda County departments i.e. Social Services, Probations, Child Services, etc.
- Continue to build relationships with Building Trades Council, apprenticeship coordinators and construction related community benefit organizations (CBOs).
- Continue to identify interested Disadvantaged Resident Workers.
- Continue to assist contractors in placing DRWs on projects.
- Conduct post project completion interviews with bidders and Building Trades regarding implementation

Questions?