

Community Benefits Agreement (CBA) Status Update January 18, 2018

Presented By

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Agenda

- Background Information
- Current Projects Under the CBA
- Project Demographics
- Other Updates
- Other CBA Administration Efforts

Background Information

Background

- Community Benefits Agreement (CBA) covers all SBCCD construction projects using \$1 million or more in Measure M funds.
- The CBA is effective from January 1, 2015 through December 31, 2019 or until the Project Work is completed, whichever occurs first.
- SBCCD Board of Trustees approved Padilla & Associates, Inc. as the CBA Administrator over a CBA that includes a labor compliance component.
- This CBA Report covers the period of January 1, 2015 to December 31, 2017 and includes a status of achievements in meeting the SBCCD Board's Economic Development Initiatives.

Background

- Purpose
 - “To make every cooperative effort to achieve the timely, safe, and economical construction of the facilities designated as the Project, and to provide opportunities and programs for the Local Residents and Local Businesses to participate in the Project.” (Community Benefits Agreement)
- Encourage participation in accordance with SBCCD’s Board Policy 6610
 - Goals:
 - 50% Local Hire
 - 25% Local Businesses
 - 25% Minority/Women Owned Business Enterprises
 - 10% Veteran Owned Business Enterprise Program



Completed Projects Under the CBA

Community Benefits Agreement covers all SBCCD construction projects using \$1 million or more in Measure M funds.

Completed Projects Under CBA

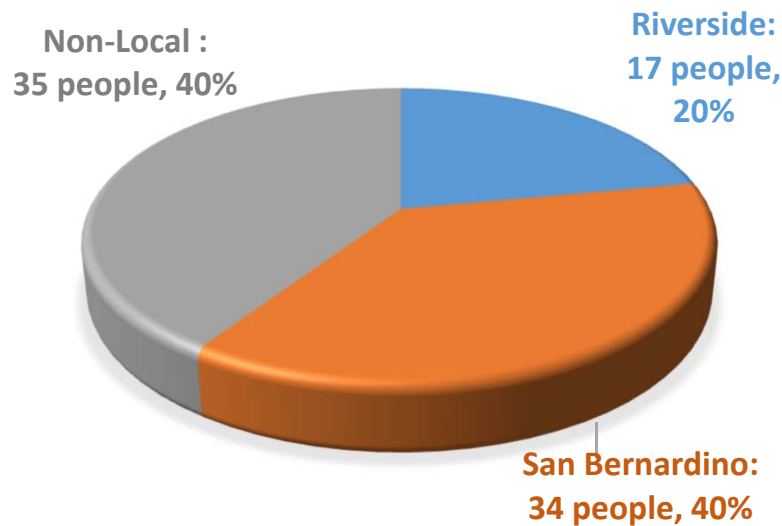
- **CHC Laboratory and Administration Building (LADM)**
 - Project Program Value \$15.5 million (Measure M fund)
 - Construction Value \$10.7 million
 - Contract Award February 2016
 - Construction Completion September 2017 (Pending Punchlist)

- **CHC Student Services A Building (SSA)**
 - Project Program Value \$7.6 million (Measure M fund)
 - Construction Value \$5.8 million
 - Contract Award January 2016
 - Construction Completion August 2017

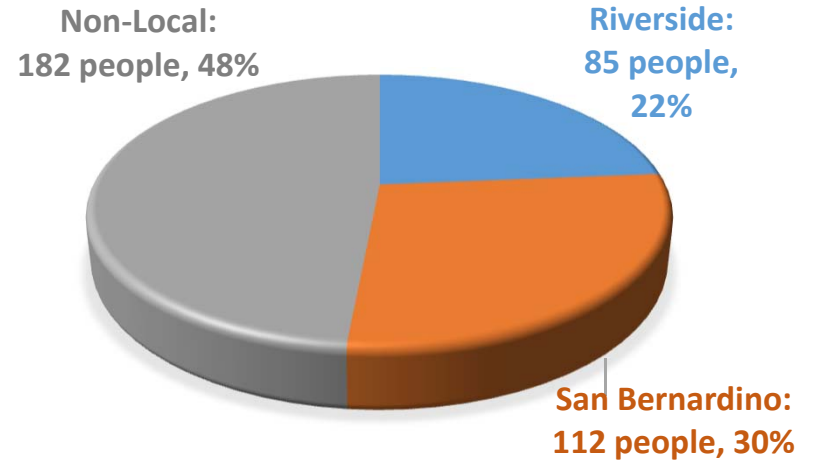
Project Demographics

Project Demographics (Apprentices & Journeymen)

LOCAL APPRENTICES (60%)



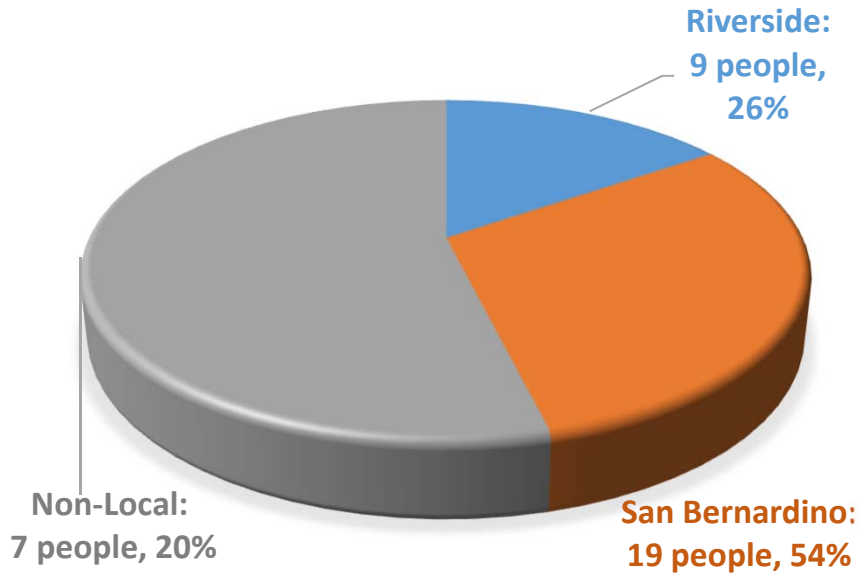
LOCAL LABOR (52%)



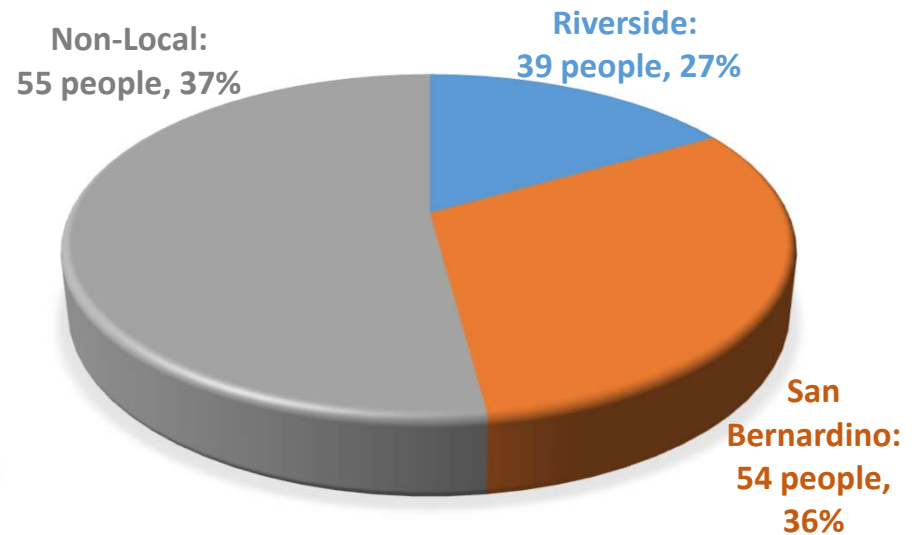
Laboratory and Administration Building (LADM)
General Contractor - AMG & Associates (Santa Clarita, CA)

Project Demographics (Apprentices & Journeymen)

LOCAL APPRENTICES (80%)



LOCAL LABOR (63%)

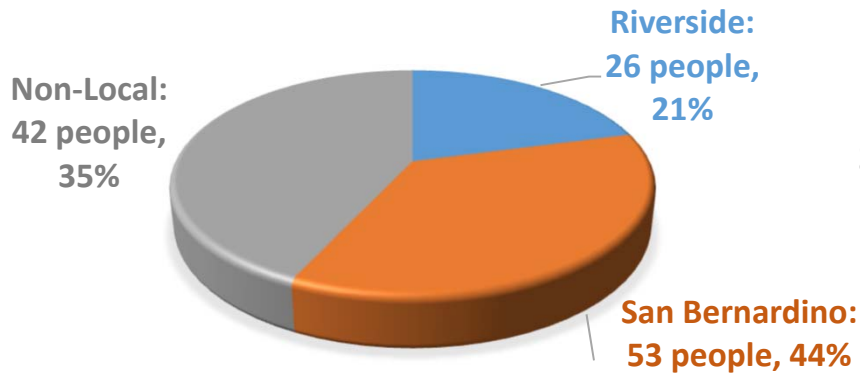


Student Services A Building (SSA)

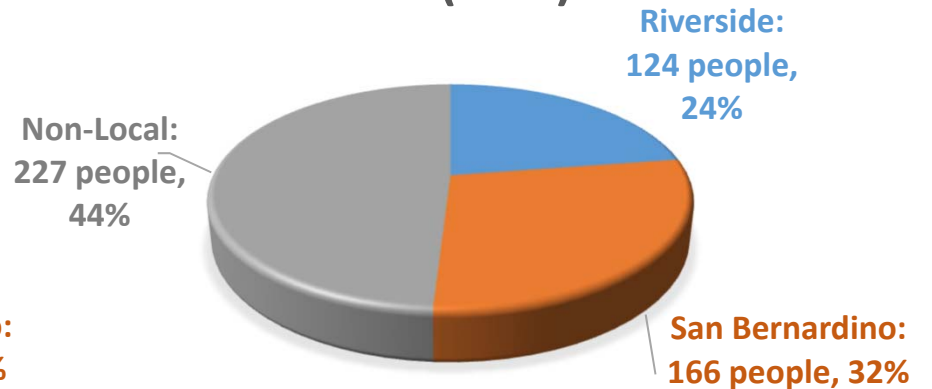
General Contractor – KEMCORP Construction Inc. (Ontario, CA)

Project Demographics (Apprentices & Journeymen)

COMBINED LOCAL APPRENTICES (65%)



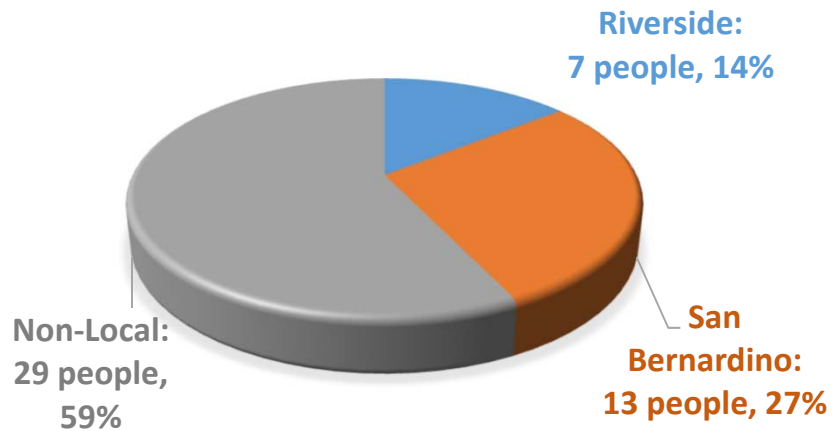
COMBINED LOCAL LABORS (56%)



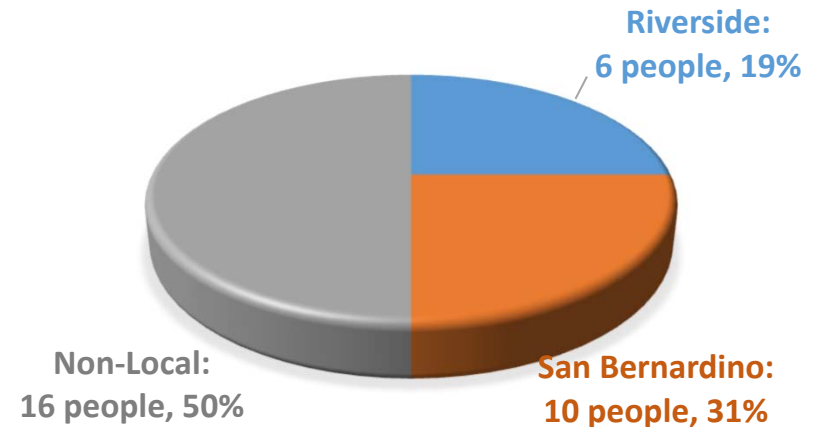
Combined Records (LADM & SSA)

Project Demographics (Subcontractors)

**LADM LOCAL
SUBCONTRACTORS(41%)**



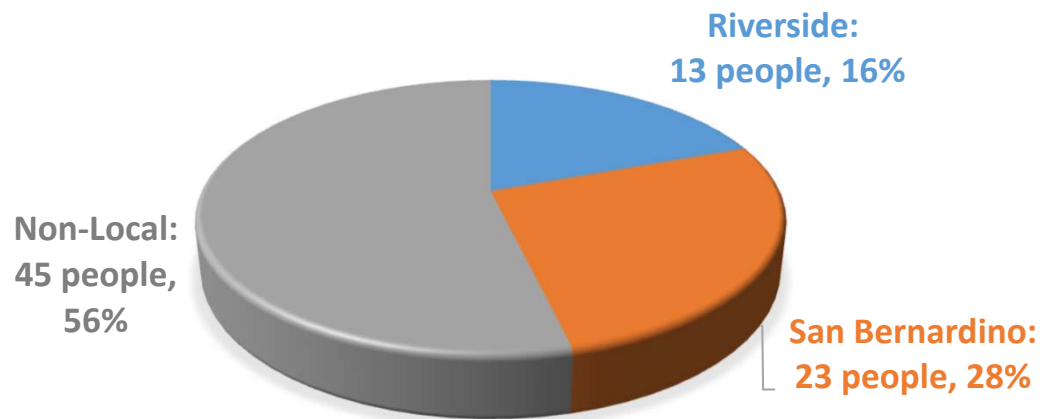
**SSA LOCAL
SUBCONTRACTORS(50%)**



Local Subcontractors

Project Demographics (Subcontractors)

LADM & SSA LOCAL SUBCONTRACTORS (44%)



Combined Local Subcontractors (LADM & SSA)

Other Updates

Project Status Update

- Approved Change Orders: LADM (10.5%); SSA (10%)
- LADM & SSA - Completed
- Issues:
 - Both projects have had compliance issues with CBA agreement & labor compliance (local hire, prevailing wages, etc.).
- Actions:
 - CBA team issued weekly and monthly notices to the general contractors.
 - The efforts of the CBA Administrator and the Director, Facilities Planning & Construction, to resolve outstanding compliance issues with Contractors, Unions and workers.
 - CBA Administrator sponsoring contractor training and provided on-going technical assistance.

Project Status Update

CBA Labor Compliance Achievement

- Ongoing CBA deficiencies (resolved)
- Ongoing contractor prevailing wage violations identified, investigated (resolved)
- 2 issues of lost worker wages (resolved)
- 11 finalized DIR approved audit & withholding (resolved)
- 0 work stoppages
- \$3,752.00 lost employee wages (resolved)

Other CBA Administration Efforts

SBCCD's CBA Administration Efforts

- Ensure SBCCD's General Conditions and Bid Invitations contain the appropriate language referencing CBA requirements, Board Policy 6610 Local Hire Goals, Local Business Initiatives.
- Collect and transmit letters of assent to the Building Trades Council.
- Coordinate and participate in joint management meetings.
- Participate in job progress meetings with contractors to facilitate compliance.
- Ensure the collection of contractor project labor documents.
- Conduct on-site observations and field interviews of covered labor (workers).
- Validate worker core employees eligibility and collect contractor core employees list.
- Review, monitor and audit contractor records for compliance.
- Respond to inquiries and complaints from different parties.
- Administer the processing of grievances and labor-related disputes.
- Provide technical assistance to prime contractors and subcontractors.

CBA Measure M Workshops

- Held on January 1 and February 4, 2016
- Objectives:
 - Provided an overview of upcoming contracting opportunities.
 - Acclimated local businesses on how SBCCD contracting process works.
 - Accessed pertinent information for SBCCD contracting opportunities.
 - Educated local firm on SBCCD vendor/bidders prequalification list.
 - Provided an overview of SBCCD's CBA, Local Hire and Local Business Requirements (Board Policy 6610).
 - Provided ongoing technical assistance to all contractors.

Community Benefits Agreement

Thank You