

Memorandum

To: TJPA Board of Directors

From: Mark Zabaneh, Executive Director

Date: For the Board Meeting of January 30, 2020

Re: Project Labor Agreement Status Report

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 December 31, 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 December 31, 2019

Trade	Total Workers on Transit Center & Utilities
Inspectors – Soils/Material Test	47
Carpenters and Related Trades	770
Cement Mason	277
Electrical – Utility Lineman	31
Electrician	879
Field Surveyor	67
Iron Worker and Related Trades	1532
Laborer and Related Trades	1817
Operating Engineer	749
Pile Drivers	265
Plumber	244
Roofer and Waterproofer	127

Trade	Total Workers on Transit Center & Utilities
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	97
Elevator Constructor	62
Carpet/Linoleum/Soft Floor Layer	6
Total	8,075

Labor By County of Residence through December 31, 2019

Area	Hours	Percentage of Total Hours
East Bay (Alameda, Contra Costa, Solano)	2,416,737	42%
North Bay (Marin, Napa, Sonoma)	330,707	6%
South Bay (San Mateo, Santa Clara)	616,351	11%
San Francisco	798,859	14%
Other	1,567,266	27%
Totals	5,729,920	100%

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 fourth quarter of 2019, there were no OSHA recordable safety incidents and no lost time incidents.

JOINT ADMINISTRATIVE COMMITTEE

The thirty-first meeting of the JAC was held on December 19, 2019.

Update on Construction Closeout of the Transit Center

TJPA Senior Construction Manager Dennis Turchon presented the update.

Retail Leasing/Tenant Improvement Update

TJPA Executive Director Mark Zabaneh presented the update.

Phase 2 Update

TJPA Executive Director Mark Zabaneh presented the update.

Final Reports on Apprenticeship Programs/Utilization and Veterans Outreach Efforts

All union members present confirmed that interest in their apprenticeship programs remains strong. Jose F. Almanza (Electricians Local Union No. 6) reported that there were over 1,400 applicants at the last sign-up and testing is underway.

Discussion on PLA status after Webcor/Obayashi Joint Venture Final Completion

With regard to continuation of the Project Labor Agreement (PLA) during the lag between the completion of Phase 1 construction and the start of Phase 2, Dennis Turchon confirmed that the agreement specifically allows for the terms to apply to other construction work, such as tenant improvement work, after Phase 1 Final Completion. There were no objections from the attendees regarding the continuation of the PLA through the tenant improvement construction after the Phase 1 Final Completion milestone, and all comments were favorable to the motion. The tenant improvement contracts will continue to implement the PLA and the Harmony Letter going forward based on this general consent.

New topics & next meeting

Executive Director Zabaneh suggested discussing goals for Phase 2 at the next JAC meeting, and the union representatives were in agreement.

The next regular JAC meeting is scheduled for Thursday, March 19, 2020, at 9:30 am.