

Memorandum

To: TJPA Board of Directors

From: Adam Van de Water, Executive Director

Date: For the Board Meeting of January 12, 2023

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

With agreement between the Unions and the TJPA, the Tenant Improvement (TI) Construction phase continues to be covered by the Project Labor Agreement. The contract manager for the TI construction, Lincoln Property Company (LPC), and the individual Tenant buildout contractors have reported no issues accessing skilled labor in sufficient numbers, and each trade subcontractor's workforce demands have been met.

Due to the solid coordination that continues between the TJPA and the Union Representatives there have been no grievances or labor issues for all of the 2022 calendar year.

In response to a Union Representative inquiry at the September 2022 JAC meeting, the available labor and apprentice hours were gathered to calculate an "Apprentice Utilization Rate" for each of the TI contracts. These TI construction numbers were totaled for the contracts with available data to compare the TI construction effort in attaining or exceeding the PLA's anticipated rate of 16.67% for apprenticeship usage. As per the table created by LPC below, the TI construction contracts have attained an 18% rate. (Please note that there are two original TI contracts with Turner that were closed out approximately 4 years ago and labor records were no longer available as that labor compliance system was shut down last year.)

Project	Total Project Cost	Total Labor (Hrs)	Total Apprentice (Hrs)	Apprentice Utilization Rate (%)	
Retail Traunch 1 (Design / Equipment)	\$ 1,900,000	N/A	N/A	N/A	GC = Turner
Retail Traunch 2 (Utilities / Slabs)	\$ 7,700,000	N/A	N/A	N/A	GC = Turner
Greyhound Facilities	\$ 1,900,000	1,053	102	10%	GC = Turner
TJPA Offices	\$ 1,900,000	3,247	270	8%	GC = Turner
Suite 232	\$ 1,200,000	2,023	55	3%	GC = Turner
Misc. Site Work	\$ 2,300,000	10,226	795	8%	GC = Turner
Kaiser Convenience Care	\$ 2,500,000	6,699	1,009	15%	GC = Turner
Charley's Cheese Steak LL Work	\$ 430,000	1,254	467	37%	GC = NOVO
Venga LL Work	\$ 745,000	1,748	582	33%	GC = NOVO
Gender Neutral Restroom	\$ 460,000	1,630	354	22%	GC = NOVO
Kitchen Exhaust	\$ 9,200,000	11,732	3,183	27%	GC = MA Steiner *MAS has 1000 hrs of veteran participation
Per Diem Landlord Work	\$ 990,000	1,046	341	33%	GC = MA Steiner
Total	\$ 31,225,000	\$ 40,658	\$ 7,158	18%	

SAFETY

There were no Occupational Safety and Health Administration (OSHA) recordable safety incidents and no lost time incidents reported in relation to the TI Construction activities at the Transit Center for all of the 2022 calendar year.

JOINT ADMINISTRATIVE COMMITTEE

The fortieth meeting of the JAC was held in-person on December 15, 2022.

Executive Director's update

Executive Director (ED) Van de Water presented the update. He reported that the TJPA continues to increase pursuits after various funding opportunities as they become available. He also thanked Union partners for letters of support for the TJPA's Consolidated Rail Infrastructure and Safety Improvements (CRISI) application package and noted an updated cost estimate for Phase 2 of the Transbay Program, the Downtown Rail Extension (DTX) project, will be presented in the following quarter to the TJPA Board.

Retail Leasing/Tenant Improvement Update

TJPA Facility Director R.E. Walsh presented the update. Rudy Gonzalez, San Francisco Building & Construction Trades Council (SFBCTC), acknowledged the good utilization of apprentices and veterans on retail and tenant improvements.

Phase 2/Downtown Rail Extension (DTX) Update

TJPA Communications and Legislative Affairs Director Lily Madjus Wu presented an update on the rebranding of the DTX project and DTX Project Director Alfonso Rodriguez presented the project update.

Reporting on Apprenticeship Programs/Utilization and Veterans Outreach Efforts

Rudy Gonzalez, SFBCTC, noted the overall need to increase the participation of women apprentices in the trades and a potential path forward to keep women in the trades. He further noted upward utilization of disabled veterans outside from physical work performed. Union partners acknowledged upcoming pre-construction work for DTX and the ability for utilization of apprentices.

New topics & next meeting

The next regular JAC meeting is scheduled for Thursday, March 16, 2023 at 9:30 am.