

# Memorandum

To: TJPA Board of Directors

From: Adam Van de Water, Executive Director

Date: For the Board Meeting of May 11, 2023

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**

The Unions and the TJPA continue to discuss the Tenant Improvement (TI) Construction phase and coverage 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 the first quarter of the 2023 calendar year.

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.

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
Per Diem Landlord Work	\$ 990,000	1,147	353	31%	GC = MA Steiner
<b>Total</b>	<b>\$ 31,225,000</b>	<b>\$ 40,759</b>	<b>\$ 7,170</b>	<b>18%</b>	

## **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 the first quarter of the 2023 calendar year.

## **JOINT ADMINISTRATIVE COMMITTEE**

The forty-first meeting of the JAC was held in-person on March 16, 2023.

### **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 Transit and Intercity Rail Capital Program (TIRCP) application package.

As recommended by Union Partners, to support TJPA advocacy efforts for The Portal, the TJPA provided high-level talking points for the project to Rudy Gonzalez, San Francisco Building & Construction Trades Council (SFBCTC), in advance of Union partners advocacy trip to Washington D.C. TJPA staff confirmed notices of upcoming Request for Proposals and Salesforce Transit Center tenant openings would be shared for additional outreach and a possible feature in the SFBCTC newsletter.

### **Retail Leasing/Tenant Improvement Update**

TJPA Facility Director R.E. Walsh and TJPA Chief Engineer Edmond Sum presented the update. Rudy Gonzalez, SFBCTC, acknowledged the good utilization of apprentices and veterans on retail and tenant improvements.

The JAC discussed tenant improvements and the Program Labor Agreement (PLA). It was concluded that a side letter to the PLA regarding tenant improvement work would be drafted. In addition to the side letter, the TJPA would review and determine if current lease work complies with the PLA.

### **Downtown Rail Extension (DTX) / The Portal Update**

TJPA Project Director Alfonso Rodriguez and TJPA Deputy Project Director-Engineering Anna Harvey presented the project update.

### **Reporting on Apprenticeship Programs/Utilization and Veterans Outreach Efforts**

TJPA Chief Engineer Edmond Sum presented the update. An increase of 12 apprentice labor hours was recorded since the January 2023 PLA status report.

### **New topics & next meeting**

The next regular JAC meeting is scheduled for Thursday, June 15, 2023, at 9:30 am.