

Memorandum

To: TJPA Board of Directors

From: Adam Van de Water, Executive Director

Date: For the Board Meeting of April 11, 2024

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

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 TI contractor’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 2024 calendar year.

The available labor and apprentice hours were calculated to obtain an “Apprentice Utilization Rate” for each TI contract. These total TI construction data were totaled with available data to compare the TI construction effort in attaining or exceeding the PLA’s anticipated rate of 16.67% for apprenticeship usage. The TI construction contracts continue to attain 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
Total	\$ 31,225,000	\$ 40,759	\$ 7,170	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 the first quarter of the 2024 calendar year.

JOINT ADMINISTRATIVE COMMITTEE

The forty-fourth meeting of the JAC was held in-person on December 21, 2023. The scheduled JAC meeting for March 21, 2024 was cancelled due to lack of quorum. TJPA staff issued a summary memorandum on the status of the Transbay Program to JAC members.

New topics & next meeting

The next regular JAC meeting is scheduled for Thursday, June 20, 2024, at 9:30 am.