CWA: In Brief

- 2015: Negotiated & Council adopted
- 2016-2018: Initial term; Dec. 2018: Council approved one year extension
- Project Threshold – At or over $1 million
- All Contractors hire through union halls
- Local Hire Goal
  - Apprentice: 10% SL resident goal
  - Journey: 20% SL resident goal
  - 2nd Tier – Alameda County resident
- Joint Administrative Committee – Project Review & Compliance
CWA Projects Awarded

CWA Projects TOTAL VALUE
• $45 million

In FY 18/19,
• $28.39 million in CWA projects
• 8 total projects awarded
• 6 CWA projects awarded

CWA Project or Not?
• Engineer’s estimate @ or over $850K
Life Cycle & Level of Effort for CWA Projects

Pre-Construction
- Pre-Bid Meetings
- Council Approval
- Pre-Job Conference
- Pre-Job Special Events
- Wkly Proj Mtg
- GC, Subs: submit wkly data
- City & Trades: review data
- GFE: review

During Project Construction
- Weekly:
  - GC, Subs: submit wkly data
  - CWAA: review data
  - Wkly Proj Mtg
  - GFE review
- Bi-Monthly:
  - City & Trades
  - Joint Administrative Committee

Post-Construction
- Monthly:
  - Final data analysis
- City & Trades: review, accepts project
Pre-Construction Phase

- Mandatory Pre-Bid Meetings
  CWA Administrator (CWAA) & Bay Area Business Roundtable (BABRT)

- CWA & LIP Technical Assistance
  BABRT & CWAA

- City Council approval, awards project

- Mandatory Pre-Job Conference
  Building & Trades Council (BTC), CWAA, Proj. Mgr. (PM), General Contractor (GC) & all subs
During Project Construction – Weekly

- GC & Subs: Submit payroll data
- CWAA: Reviews data for local hire compliance
- CWAA: Monitors contractors’ Good Faith Effort, confirms dispatch requests for SL residents
- Weekly Project Meetings: PM, GC, CWAA review progress or failure to meet local hire goals
What is CWA Good Faith Effort?

GC & Subs: Request SL or Alameda Cty. (AC) Apprentice (APP), Journey-level (JL) worker

BTC Halls: Verify if SL APP or JL are or are not available (GFE doc)

If SL APP or JL is available, then assigned to project

SL APP (only) can work on other projects & GC/sub will receive credit for hours

If NO SL APP or JL is available, then GC/sub can use AC APP or JL

If GC/sub provides no documentation, then cannot use AC & out of compliance

If no progress made on GFE, then financial penalties, project delays, addl staff time
During Project Construction

**Bi-Monthly***

- CWAA, BABRT & BTC Coordination: Local hire progress, compliance issues & pre-apprenticeship coordination

**Monthly**

- Joint Admin. Cttee: Reviews compliance & GFE for all CWA projects BTC, CWAA, PM, GC, Industry Rep

**Quarterly***

- Inter Agency PLA Group: Alameda County region public agency collaborative; share best practices

*Or as needed
Post Construction

GC submits final summary to CWAA; all goal achievement, GFE & compliance reviewed

City Council reviews, accepts project
Observations

- Creation of Data Driven Local Hire Goals
- Efficacy of Alameda County Second Tier Local Hire Goal
- Impacts of Pre-Apprenticeship Training on Apprentice Local Hire Goal
- Staff Level of Effort and Impacts to Project Delivery