



FILED
OFFICE OF THE CITY CLERK
OAKLAND

2014 JUN 12 PM 2:29

AGENDA REPORT

TO: HONORABLE CITY COUNCIL

FROM: Fred Blackwell

SUBJECT: Army Base Public Infrastructure
Project Overview

DATE: June 2, 2014

COUNCIL DISTRICT: 3

RECOMMENDATION

Staff recommends the City Council accept:

An Informational Report on the Status of the Army Base Public Infrastructure Project

EXECUTIVE SUMMARY

The report is a quarterly informational report on the overall status of the Public Infrastructure Project (the "Project") for the former Oakland Army Base with specific attention given to community benefits, including local contracting West Oakland Job Resource Center (WOJRC) activities, local hiring and site safety.

BACKGROUND/LEGISLATIVE HISTORY

On October 23, 2012, pursuant to City Council Ordinance 13131 C.M.S., the City entered into a Lease Disposition and Development Agreement (the "LDDA") with Prologis CCIG Oakland Global (the "Developer") for the redevelopment of the former Oakland Army Base (the "Army Base"). The LDDA required the City to enter into a Cooperation Agreement with applicable third parties and a Project Labor Agreement ("PLA") with the building trades for the construction of the Project. The Cooperation Agreement and PLA are intended to advance the City's goals for local hiring during redevelopment of the Army Base and ensure the prompt completion of the publicly funded infrastructure. The Cooperation Agreement was executed on December 20, 2012 and the PLA on March 29, 2013.

At the same time the City entered into the LDDA, the City engaged California Capital & Investment Group (CCIG) as its Agent for property management and the design and construction of the public backbone infrastructure required to support vertical development at the former

Item: _____
CED Committee
June 24, 2014

Oakland Army Base. This was memorialized through the Property Management Agreement, which was authorized by Ordinance 13131 C.M.S.

On October 16, 2013, CCIG, acting as the City's Agent, entered into a Design Build Contract with Turner/Goodfellow Top Grade/Flatiron Joint Venture (the "Design Build Contractor") for the construction of the following improvements: installation of air quality monitoring stations; construction of interim truck parking facilities; abatement, deconstruction and demolition of existing above and below grade structures; relocation or protection of existing infrastructure serving Caltrans, East Bay Municipal Utilities District, the Port of Oakland, and Treasure Island; and the construction of new underground utilities, public streets and landscaping, and lighting.

The Design Build Contract also includes soil import and material handling in order to address geotechnical concerns such as liquefaction and settlement. A significant amount of fill material must be imported to stabilize the soil and raise the grade for pad development. The time to complete this work, including contingencies, is 54 months (4.5 years) from the Notice to Proceed date of October 21, 2013.

Subsequent to the Notice to Proceed, the Design Build Contractor has mobilized and completed the following actions: Development of a temporary City truck parking facility, construction of a driveway for the relocated Oakland Maritime Support Services (OMSS) truck parking facility, creation of a materials handling and crushing facility, asbestos abatement and initial deconstruction of the large warehouses, construction of a soil dewatering facility required by the Department of Toxic Substances Control, and installation of a lay down area on five acres of the Port's property.

ANALYSIS

Jobs are considered one of the most important community benefits that result from redevelopment of the former Oakland Army Base. After significant community input, the City instituted a Construction Jobs Policy as a means of achieving the benefit. The City's Construction Jobs Policy for the Project was included: by reference as Exhibit 15A to the Oakland Global LDDA, in the Design Build Contract, in the PLA, and as Attachment A to the Cooperation Agreement. The Construction Jobs Policy contains Council-directed policies concerning the local hire process and percentage requirements for the Project, implemented by contractor and trade. The Developer has negotiated a separate Construction Jobs Policy for its vertical development. Implementation of the City's Construction Jobs Policy is in effect and an on-going work in progress.

Item: _____
CED Committee
June 24, 2014

Construction Jobs Policy

This section of the report provides an overview of the Project's current local hire and local contracting percentages from October 21, 2013 through May 31, 2014.

In an effort to reach these local hire and local contracting goals, the City Council, the City's Agent and staff conducted extensive business outreach meetings to discuss the Project scope and timeline. These meetings were held throughout Oakland and emphasized the requirement of meeting the 50% local hiring goal. A number of local and non-local firms and interested community members attended these outreach sessions. A two phase competitive contracting process was managed by Design Build Contractor. The first phase included a pre-qualification process and the second phase included solicitations from that pre-qualified group. In addition, the Mayor appointed an Oakland Army Base Community Jobs Oversight Commission to ensure maximum employment opportunities for Oakland residents through the enforcement of the Community Jobs Policies for both the construction and operations phases of the project.

Local Hire

The Council adopted Army Base Public Improvements Construction Jobs Policy includes a local hire process and local hire percentage requirements. The hiring process entails contractors working on the Army Base Public Improvements Project to follow a five step process including: 1) assign current employee who are Oakland residents to the Project, 2) if using a union hiring hall to request individuals who are Oakland residents, 3) if using a union hiring hall to request the hiring hall refer Oakland residents, 4) if steps 1, 2 and 3 have not enabled satisfaction of the local hire percentage requirements, contractor will request referrals from West Oakland Job Resource Center (WOJRC), and 5) fairly consider workers referred by the WOJRC within three business days.

The Construction Jobs Policy local hire percentage requirements are for each construction trade a contractor performs Army Base Public Improvements construction work: A) at least 50% of the Project work hours will be performed by Oakland residents, B) at least 20% of the Project works hours will be performed by apprentices, and C) of the 20% of works hours performed by apprentices, 25% of the apprentice hours will be performed by disadvantaged workers who are Oakland residents. Table 1 below provides an overview of the Projects local hire percentage as of May 2014. In addition, **Attachment A** provides the local hire percentages by contractor and by trade. Contractors shall demonstrate compliance with the Construction Jobs Policy by either following the hiring process or satisfying the percentage requirements.

The 20% Apprentice hours by trade and by contractor has been an issue the City's Agent and the Design Build Contractor have been working on with the City's Contract Compliance staff and individual construction trades. Some of the construction trades do not have apprentice designations or categories. For instance, there is no apprentice category within the asbestos

Item: _____
CED Committee
June 24, 2014

laborer construction trade. There are different points of view regarding this classification, Staff supported the view that this class was the equivalent of an (entry-level) apprentice in this trade. However, after review of the Construction Jobs Policy by City Attorney’s Office, Contract Compliance and Project Management, staff’s determination is asbestos entry level worker hours cannot be classified as apprentice hours.

Table 1 shows the local hours through May 2014 (see *Attachment A*). Please note that City Contract Compliance includes Disadvantaged Workers as a category, based on zip codes within a targeted employment area. Staff has reviewed the Army Base Design Build Contractor’s data, which identifies Disadvantaged Workers by street address and zip code, to generate the percentages as listed in Table 1 below.

| TABLE 1 – HIRING AND REFERRALS (PERCENT OF CONSTRUCTION HOURS) | | | |
|---|----------------|-----------------------|----------------------|
| City of Oakland Policy Goals | Project | | |
| | Goals | As of May 2014 | Current Delta |
| Residents | 50% | 53% | 3% |
| Apprentices | 20% | 20% | 0% |
| <i>Disadvantaged Workers*</i> | 25% | 55% | 30% |

**Pursuant to the Contracting Policy, Disadvantaged Workers on the Army Base Public Infrastructure Project are recorded and reported as a subset of the Apprentice hours. The policy requires 20% of the hours worked on the project go to apprentices. As a result 25% of the Apprentice 20% of hours needs to be Disadvantaged Workers.*

Local / Small Local Contracting

The Design Build Contract is subject to City Council Ordinance 13101 regarding Local / Small Local Business Enterprise. Ordinance 13101 was enacted to create and enforce local Oakland contracting opportunities in the award of city construction, professional services contracts and the purchase of commodities and associated services. The ordinance established a requirement for combined total of 50% Oakland businesses (local/small local business enterprise) in these city contracting opportunities with an equal split of 25% local business requirement and 25% small local business requirement. Because this is a design/build contract, the primary compliance numbers will be reported as total contract amount and the construction and professional services as subsets of those figures.

Table 2 below provides a summary of the Project’s current professional services and construction contracting percentages as of May 2014. Ordinance 13101 also applied to professional services for development of the Project Master Plan, Design & Engineering (Bridging Documents) phases.

TABLE 2 – PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTING LOCAL /SMALL LOCAL BUSINESS ENTERPRISE (CONTRACTING)

| City Ordinance No. 13101 Policy Goals | Project | | |
|---|------------------------|-------------------|---------------|
| | Total Contracting Goal | Total Contracting | Current Delta |
| Combined L/SLBE | 50% | 85% | 35% |
| Local Business Enterprise (LBE) | 25% | 53% | 28% |
| <i>Small Local Business Enterprise (SLBE)</i> | 25% | 29% | 4% |
| <i>Very Small Local Business Enterprise (SLBE)*</i> | - | 6% | - |
| <i>Local Business Enterprise of Locally Produced Goods (LBE-LPG)*</i> | - | 3% | - |
| <i>Local Trucking</i> | 50% | 100% | 50% |

**This is the double counted participation and included in the SLBE participation percentage*

The status provided represents a snapshot in time. The Project percentages above capture design-build professional services contracts and construction contracts currently in place. The majority of the construction contracting work has been through first tier contractors who are by in large LBE's able to carry the requisite insurance and past experience with previous work of a similar nature. The City's Agent and the Design Build Contractor anticipate an increase in SLBE participation as the Project progresses and expect two or more small businesses to grow as a result of this opportunity. As in past practice, the small local designation stands through the life of the project. Additional contractors will be engaged as construction advances. A breakout of LBE/SLBE participation for Master Plan, Bridging, Design-Build Professional Services and Design-Build Construction is included as **Attachment B**.

Project Schedule & Sequence

The former Oakland Army Base has been divided into five development areas: West Gateway, Ancillary Maritime Support (AMS) Site, East, North, and Central Gateways. The Design Build Contract will deliver public infrastructure to support vertical development. The Build Contract will also deliver public infrastructure to the property line of each development area. The various required scopes of work have been phased based on a number of variables, constraints and opportunities which are directly tied to the Design Build Contract Guaranteed Maximum Price.

This report discusses two different sets of dates for the Project schedule and sequencing. Table 3 shows the interim completion dates for each of the interim milestones which are contained in Exhibit E to the Standard Form of Agreement between Owner and Design-Builder. Each of the interim milestones shown in Table 3 below is inclusive of all the related infrastructure improvements for each milestone component.

Item: _____
 CED Committee
 June 24, 2014

TABLE 3 – SCHEDULE AND MILESTONE / PHASES

| INTERIM MILESTONES | INTERIM COMPLETION DATES |
|--|---|
| 1. Completion of Maritime Street | December 31, 2017 |
| 2. Completion of West Burma Road | January 30, 2018 |
| 3. Completion of Wake Avenue | October 31, 2016 |
| 4. Completion of East Burma Road | May 30, 2015 |
| 5. Completion of Rail between Wake Avenue and Grand Avenue | May 31, 2015 (assumes the easement with Union Pacific (UP-1 is resolved)) |
| 6. Completion of North Gateway | October 31, 2016 (assumes the site is delivered to Design-Builder by March 1, 2016) |

The Army Base Design Build Contract contains contractual dates for completion of certain public infrastructure milestones (e.g. Wake Avenue). In the case of Wake Avenue, the contractor (Turner/Goodfellow Top Grade/Flatiron) must complete construction of Wake Avenue by October 31, 2016. If the contractor does not complete this milestone by the completion date, the contractor is subject to liquidated damages in the amount of \$5,000 per day. The same is true for each of the milestones (East Burma, North Gateway, etc.) contained in the contract and listed above in Table 3.

Table 4 below shows the currently proposed delivery dates for each of the five previously referenced development areas which include: West Gateway, Ancillary Maritime Support (AMS) Site, East, North, and Central Gateways. These dates are based on the Design Builder's best case sequencing which is based on completing all critical path for soil import, materials handling and surcharge activity as currently scheduled. It should be noted that all of these delivery dates are projected and subject to change based on the timely mitigation of unknown circumstances that may occur during construction primarily related to the mitigation of substandard soils conditions, weather and additional environmental edge conditions not previously known.

TABLE 4 – PROPOSED DEVELOPMENT AREA DELIVERY DATES

| Development Area | Proposed Lessee / Owner | Proposed Site Delivery Date |
|-------------------------|--------------------------------|------------------------------------|
| West Gateway | CCIG | April 2016* (Sept 2015) |
| AMS Site | OMSS | July 2016 |
| East Gateway | Prologis | July 2016 |
| North Gateway | CWS/CASS | July 2016 |
| Central Gateway | Prologis | October 2016/December 2017 |

As noted above, the second set of dates shown below in Table 4 are the contractor's estimated working schedule and the sequence by which the contractor has chosen to meet its contractual

Item: _____
 CED Committee
 June 24, 2014

obligations. It should be noted that all of these delivery dates are projected and subject to change based on the achievement of critical path activity but contain some float for contingency.

West Gateway

The West Gateway is currently occupied and being used by Caltrans to complete the Bay Bridge Construction Project. The Bay Bridge Construction Project has a number of components still to be completed, the deconstruction of the original bridge being the largest and most obvious. Caltrans has the right to occupy the West Gateway until April 2016. Caltrans has agreed to work with the Army Base Project to allow us to complete public improvements in the West Gateway prior to April 2016 while Caltrans is still occupying and utilizing the area for its construction project. The *note in Table 4 indicates that the public infrastructure to the West Gateway is projected to be completed by September 2015. Starting in April 2015, Caltrans may occupy the property in part, as a sub-tenant of CCIG, which means the delivery date for this development pad and commencement of rent to the City could be as early as April 2016. Staff is hopeful that an agreement may be reached allowing Caltrans to either vacate early or share use of the West Gateway with CCIG in order to allow earlier rent and participation revenue to the City.

AMS Site

A lease disposition and development agreement (LDDA) is being negotiated with OMSS for the AMS site. The AMS Site is temporarily encumbered by an interim truck parking lot, and interim Caltrans parking lot for bicyclist and pedestrians coming to visit the new bridge, in addition to a materials handling and crushing facility that is needed until all roadway components are completed.

East Gateway

The East Gateway will receive fill and surcharge and is preliminarily scheduled for completion by July 2016 allowing for development by Prologis.

North Gateway

The North Gateway is comprised of two potential development pads: one for California Waste Solutions (CWS) and one for CASS, Inc. The CASS, Inc. development pad/area is encumbered by the relocated OMSS truck parking facility and laydown area for construction and deconstruction purposes, including staging and storage for the deconstructed timber and materials from the 800 series warehouses. The CWS development pad/area is encumbered by a DTSC required soil dewatering facility and laydown area for construction and deconstruction purposes.

Central Gateway

The Central Gateway will receive significant fill and surcharge in two phases with the section of Central Gateway closest to Maritime being completed by October 2016 for development by Prologis. The second section of Central Gateway closest to I-80 and Berth 9 is currently programmed to receive fill and surcharge for completion and development by Prologis CCIG beginning December 2017. Prologis and CCIG are researching potential uses that may not require the same significant fill and surcharge program which may allow earlier development and therefore earlier revenue to the City.

Site Safety

Site safety is a priority for any project, especially a project of the size and scope of the Army Base Public Infrastructure Project. Staff will report quarterly on safety at the site. The information in Table 5 is categorized as Current Period (May 16, 2014 to May 23, 2014) and Project to Date (October 25, 2013 to May 23, 2014). The acronym DART below stands for Days Away or Restricted Time. If a worker were to suffer an injury and was required to stay away from work for a period of time, this would be categorized as Days Away (DA). If a worker were reassigned during the injury period because the injury does not allow the worker to complete its normal work, but does allow for lighter, less strenuous work, this would be categorized as Restricted Time (RT).

| <u>TABLE 5 – SITE SAFETY</u> | <u>Current Period</u> | <u>Project to Date</u> |
|-------------------------------------|-----------------------|------------------------|
| Recordable Incidents | 0 | 1 |
| DART | 0 | 0 |
| First Aid Cases | 0 | 0 |
| Workforce Orientations | 14 | 342 |

To date, the project has been extremely safe, with only one recordable incident which was minor in nature and did not require the worker to stay away (Days Away) from work or to be reassigned (Restricted Time).

Item: _____
CED Committee
June 24, 2014

PUBLIC OUTREACH/INTEREST

This item did not require any additional public outreach other than the required posting on the City's website.

COORDINATION

This action has been coordinated with City Contract Compliance Office, City Attorney's Office, City Budget Office and California Capital & Investment Group (City's Agent).

SUSTAINABLE OPPORTUNITIES

Economic: The development of the former Army Base has the potential to create thousands of construction and permanent jobs for Oakland residents and multi-million dollar contracting opportunities for local businesses. The project will generate millions of dollars in new tax revenue to the City's General Purpose Fund. The Army Base Public Infrastructure Project sets the stage for various Army Base developments including: implementation of the City's BCDC 15-acre truck parking and truck services facility and relocation of California Waste Solutions (CWS) and CASS, Inc (CASS) out of West Oakland which would open up large areas of West Oakland for higher uses, such as retail and research and development flex offices, which would generate tax revenue, and create career path jobs for Oakland residents.

Environmental: The project will use, to the greatest extent possible, best management practices that not only reduce health and safety impacts to local residents, but also aim towards improving air quality, safe pedestrian and bike access, reduced water usage, and use alternative energy options to the extent they are commercially viable to reduce green-house gas emissions. The Army Base Public Infrastructure Project replaces 70-year old obsolete and failing infrastructure with modern, standard infrastructure. Relocating CWS and CASS closer to Port would reduce the impact of truck traffic on West Oakland residents. And creation of the long-term, 55-year truck parking and truck services facility will keep certain amounts of Port truck traffic in the Port area and will reduce the impact of truck traffic on West Oakland residents.

Social Equity: The comprehensive package of Army Base Master Developer and Public Infrastructure Community Benefits addresses the City's commitment to social equity by way of jobs for local residents, contracts for local businesses, and quality of life improvements for West Oakland residents. Implementation of the Project's Community Benefits package have led to the establishment of the West Oakland Job Resource Center as a place for residents to learn and prepare for careers in the building and construction trades, as well as a resource for Army Base contractors and employers as it relates to the Construction Jobs Policy hiring process. Completion of the Infrastructure Project will also allow long-term implementation of the City's BCDC 15-acre truck parking and truck services facility and relocation of CWS and CASS out of West Oakland which would open up large areas of West Oakland for higher uses, such as retail and research and development flex offices.

For questions regarding this report, please contact John Monetta, Project Manager I, at (510) 238-7125.

Respectfully submitted,



Fred Blackwell
City Administrator

Reviewed by:
Doug Cole, Project Manager III
Office of the City Administrator
Oakland Army Base Project

Reviewed by:
Deborah Barnes, Manager
Contracts & Compliance

Prepared by:
John Monetta, Project Manager I
Office of the City Administrator
Oakland Army Base Project

OAKLAND ARMY BASE WORK FORCE REPORT

Requirement 1: 50% Craft by Craft to be worked by an Oakland Resident

Requirement 2: 20% Craft by Craft to be worked by an Apprentice (No Local Requirement)

Requirement 3: 25% of the 20% Apprentice Hours to be worked by an Oakland Disadvantaged Apprentice

| Contractor A | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 320.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 320.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |
| Contractor B | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
| | LABORER AND RELATED CLASSIFICATIONS | 13,791.00 | 9,431.75 | 4,035.75 | 1,427.00 | 2,673.75 | 433.50 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 120.00 | 120.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 13,911.00 | 9,551.75 | 4,035.75 | 1,427.00 | 2,673.75 | 433.50 |
| | Percentage of Subtotal Hours | | 68.66% | 29.01% | 35.36% | | |
| | Program Requirements | | 50% | 20% | 25% | | |
| Contractor C | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
| | FIELD SURVEYOR | 489.50 | 226.50 | 77.00 | 27.00 | 27.00 | 8.00 |
| | Subtotal Hours | 489.50 | 226.50 | 77.00 | 27.00 | 27.00 | 8.00 |
| | Percentage of Subtotal Hours | | 46.27% | 15.73% | 35.06% | | |
| | Program Requirements | | 50% | 20% | 25% | | |
| Contractor D | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
| | BUILDING / CONSTRUCTION INSPECTOR AND FIELD SOILS AND MATERIAL TESTER | 1,334.00 | 0.00 | 8.00 | 0.00 | 0.00 | 0.00 |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor D | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Subtotal Hours | 1,334.00 | 0.00 | 8.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.60% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor E | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 409.50 | 266.50 | 110.50 | 0.00 | 110.50 | 0.00 |
| | Subtotal Hours | 409.50 | 266.50 | 110.50 | 0.00 | 110.50 | 0.00 |
| | Percentage of Subtotal Hours | | 65.08% | 26.98% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor F | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 533.50 | 342.50 | 158.00 | 0.00 | 158.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 584.00 | 273.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 1,117.50 | 615.50 | 158.00 | 0.00 | 158.00 | 0.00 |
| | Percentage of Subtotal Hours | | 55.08% | 14.14% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor G | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 514.00 | 397.00 | 220.00 | 220.00 | 220.00 | 12.00 |
| | LANDSCAPE MAINTENANCE LABORER | 171.00 | 102.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 234.00 | 234.00 | 234.00 | 234.00 | 234.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 535.00 | 48.00 | 0.00 | 0.00 | 0.00 | 0.00 |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor G | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Subtotal Hours | 1,454.00 | 781.50 | 454.00 | 454.00 | 454.00 | 12.00 |
| | Percentage of Subtotal Hours | | 53.75% | 31.22% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor H | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|-------------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 530.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | TEAMSTER | 539.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 1,069.75 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor I | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | CARPENTER AND RELATED TRADES | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | LABORER AND RELATED CLASSIFICATIONS | 1,668.50 | 849.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 1,360.00 | 336.00 | 138.00 | 130.00 | 130.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 106.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 3,139.50 | 1,185.50 | 138.00 | 130.00 | 130.00 | 0.00 |
| | Percentage of Subtotal Hours | | 37.76% | 4.40% | 94.20% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor J | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 924.00 | 876.00 | 48.00 | 0.00 | 0.00 | 389.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 421.00 | 421.00 | 0.00 | 0.00 | 0.00 | 0.00 |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor J | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Subtotal Hours | 1,345.00 | 1,297.00 | 48.00 | 0.00 | 0.00 | 389.00 |
| | Percentage of Subtotal Hours | | 96.43% | 3.57% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor K | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 32.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 32.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor L | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 387.00 | 379.00 | 138.00 | 0.00 | 137.00 | 82.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 909.00 | 469.50 | 244.00 | 0.00 | 203.50 | 25.50 |
| | Subtotal Hours | 1,296.00 | 848.50 | 382.00 | 0.00 | 340.50 | 107.50 |
| | Percentage of Subtotal Hours | | 65.47% | 29.48% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor M | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 553.50 | 507.00 | 106.00 | 106.00 | 106.00 | 108.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 733.50 | 321.00 | 121.50 | 121.50 | 121.50 | 20.50 |
| | TEAMSTER | 58.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 1,345.50 | 828.00 | 227.50 | 227.50 | 227.50 | 128.50 |
| | Percentage of Subtotal Hours | | 61.54% | 16.91% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor N | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 6,179.50 | 5,308.00 | 698.00 | 698.00 | 698.00 | 475.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 7,069.00 | 3,356.00 | 1,440.00 | 1,303.00 | 1,303.00 | 592.50 |
| | TEAMSTER | 207.50 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 13,456.00 | 8,664.00 | 2,138.00 | 2,001.00 | 2,001.00 | 1,067.50 |
| | Percentage of Subtotal Hours | | 64.39% | 15.89% | 93.59% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor O | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 2,851.00 | 788.00 | 1,636.00 | 0.00 | 418.50 | 0.00 |
| | Subtotal Hours | 2,851.00 | 788.00 | 1,636.00 | 0.00 | 418.50 | 0.00 |
| | Percentage of Subtotal Hours | | 27.64% | 57.38% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor P | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Electrical Utility Lineman | 2,318.00 | 0.00 | 242.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 2,318.00 | 0.00 | 242.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 10.44% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor Q | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 167.50 | 167.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 118.00 | 118.00 | 0.00 | 0.00 | 0.00 | 0.00 |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor Q | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Subtotal Hours | 285.50 | 285.50 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 100.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor R | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | ELECTRICIAN | 7,194.00 | 3,621.50 | 1,207.00 | 1,207.00 | 1,207.00 | 510.00 |
| | Subtotal Hours | 7,194.00 | 3,621.50 | 1,207.00 | 1,207.00 | 1,207.00 | 510.00 |
| | Percentage of Subtotal Hours | | 50.34% | 16.78% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor S | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 158.00 | 158.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 105.00 | 46.50 | 46.50 | 0.00 | 46.50 | 0.00 |
| | TEAMSTER | 36.25 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 299.25 | 204.50 | 46.50 | 0.00 | 46.50 | 0.00 |
| | Percentage of Subtotal Hours | | 68.34% | 15.54% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor T | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | ASBESTOS REMOVAL WORKER (LABORER) | 4,048.00 | 2,974.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | LABORER AND RELATED CLASSIFICATIONS | 3,238.00 | 786.00 | 120.00 | 120.00 | 120.00 | 60.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 160.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor T | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | Subtotal Hours | 7,446.00 | 3,760.00 | 120.00 | 120.00 | 120.00 | 60.00 |
| | Percentage of Subtotal Hours | | 50.50% | 1.61% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor U | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | FIELD SURVEYOR | 46.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 46.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor V | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | ELECTRICIAN | 32.00 | 32.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | LABORER AND RELATED CLASSIFICATIONS | 501.00 | 291.00 | 113.50 | 113.50 | 113.50 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 120.00 | 120.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 653.00 | 443.00 | 113.50 | 113.50 | 113.50 | 0.00 |
| | Percentage of Subtotal Hours | | 67.84% | 17.38% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor W | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|-------------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor X | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 61.50 | 6.00 | 6.00 | 6.00 | 6.00 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 33.50 | 6.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 14.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 109.00 | 12.00 | 6.00 | 6.00 | 6.00 | 0.00 |
| | Percentage of Subtotal Hours | | 11.01% | 5.50% | 100.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor Y | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|---|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | LABORER AND RELATED CLASSIFICATIONS | 1,624.50 | 465.50 | 441.50 | 229.50 | 424.50 | 0.00 |
| | OPERATING ENGINEER (HEAVY & HIGHWAY WORK) | 488.50 | 242.00 | 40.00 | 40.00 | 40.00 | 0.00 |
| | OPERATING ENGINEER (LANDSCAPE CONSTRUCTION) | 386.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 2,499.00 | 707.50 | 481.50 | 269.50 | 464.50 | 0.00 |
| | Percentage of Subtotal Hours | | 28.31% | 19.27% | 55.97% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor Z | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|--------------|------------------------------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
| | PLUMBER | 26.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Subtotal Hours | 26.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | Percentage of Subtotal Hours | | 0.00% | 0.00% | 0.00% | | |
| | Program Requirements | | 50% | 20% | 25% | | |

| Contractor AA | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|---------------|-------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|
|---------------|-------|----------------------|-------------------|----------------------|-----------------------------|--------------------------|--------------------|

| | | | | | | | |
|--|------------------------------|--------|--------|------|------|------|------|
| | CARPENTER AND RELATED TRADES | 264.00 | 264.00 | 0.00 | 0.00 | 0.00 | 0.00 |
|--|------------------------------|--------|--------|------|------|------|------|

OAKLAND ARMY BASE WORK FORCE REPORT

| Contractor AA | Craft | Total Employee Hours | All Oakland Hours | All Apprentice Hours | Oakland Disadvantaged Hours | Oakland Apprentice Hours | West Oakland Hours |
|-------------------------------------|-------|----------------------------|----------------------|----------------------------|-----------------------------------|--------------------------------|--------------------------|
| LABORER AND RELATED CLASSIFICATIONS | | 1,943.00 | 984.00 | 984.00 | 984.00 | 984.00 | 0.00 |
| Subtotal Hours | | 2,207.00 | 1,248.00 | 984.00 | 984.00 | 984.00 | 0.00 |
| Percentage of Subtotal Hours | | | 56.55% | 44.59% | 100.00% | | |
| Program Requirements | | | 50% | 20% | 25% | | |
| Total Hours | | 66,658.50 | 35,334.75 | 12,613.25 | 6,966.50 | 9,482.25 | 2,716.00 |
| Percentage of Total Hours | | | 53.01% | 20.42% | 55.23% | | 4.07% |

Non-Apprenticeable Hours

| | |
|----------------|-----------------|
| Asbestos Hours | 4,048.00 |
| Teamster Hours | 841.75 |
| Total | 4,889.75 |

**MASTER PLAN, BRIDING AND HORIZONTAL INFRASTRUCTURE
CONSTRUCTION CONTRACTS**

| <u>PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTING LOCAL /SMALL LOCAL BUSINESS ENTERPRISE (CONTRACTING)</u> | | | |
|---|-------------------------------|--------------------------|----------------------|
| | Project | | |
| | Total Contracting Goal | Total Contracting | Current Delta |
| City Ordinance No. 13101 Policy Goals | | | |
| Combined L/SLBE | 50% | 85% | 35% |
| Local Business Enterprise (LBE) | 25% | 53% | 28% |
| <i>Small Local Business Enterprise (SLBE)</i> | 25% | 29% | - |
| <i>Very Small Local Business Enterprise (VSLBE)*</i> | - | 6% | - |
| <i>Local Business Enterprise of Locally Produced Goods (LBE-LPG)</i> | - | 3% | - |
| <i>Local Trucking</i> | 50% | 100% | 50% |

| <u>HORIZONTAL INFRASTRUCTURE CONSTRUCTION CONTRACTS</u> | | | |
|--|-------------------------------|--------------------------|----------------------|
| | Project | | |
| | Total Contracting Goal | Total Contracting | Current Delta |
| City Ordinance No. 13101 Policy Goals | | | |
| Combined L/SLBE | 50% | 84.8% | 34.8% |
| Local Business Enterprise (LBE) | 25% | 54.2% | 29.2% |
| <i>Small Local Business Enterprise (SLBE)</i> | 25% | 28.1% | 3.1% |
| <i>Very Small Local Business Enterprise (VSLBE)*</i> | - | 6.5% | - |
| <i>Local Business Enterprise of Locally Produced Goods (LBE-LPG)</i> | - | 2.6% | - |
| <i>Local Trucking</i> | 50% | 100% | 50% |

| <u>MASTER PLAN AND BRIDING PHASES</u> | | | |
|--|-------------------------------|--------------------------|----------------------|
| | Project | | |
| | Total Contracting Goal | Total Contracting | Current Delta |
| City Ordinance No. 13101 Policy Goals | | | |
| Combined L/SLBE | 50% | 68.3% | 18.3% |
| Local Business Enterprise (LBE) | 25% | 32.7% | 7.7% |
| <i>Small Local Business Enterprise (SLBE)</i> | 25% | 35.6% | 10.6% |
| <i>Very Small Local Business Enterprise (VSLBE)*</i> | - | 0.6% | - |

**This is the double counted participation and included in the SLBE participation percentage*