



ARENA JAC Meeting Notes

City of Seattle Arena Joint Administrative Committee (JAC)
December 3, 2019 – 11:00 a.m. - 12:00 p.m.
Seattle Building and Construction Trades Council Office, Small Auditorium
14675 Interurban Ave. S., Tukwila, WA 98168

Introductions

The November meeting minutes were reviewed and approved with no edits.

Update on Work Progress, Reports and Safety

Work Progress:

They are finishing the temporary roof support. Other temp roof support activities as other work continues. Mass excavation is about 50% complete. They're about to start foundation demo on south side and the final pieces of structural demo. There are some unexpected contaminated soils on site that's slowing work a little bit in certain areas. De-watering is now on for both south and north parcels. Temporary electric work in place.

During December, they plan to continue excavation, start foundation and waterproofing work, and begin on the tunnel. The structural steel target is late February or early March. MEP contractors will start ramping up.

Currently, the number of workers on site is steady. They expect a ramp up in late December and January. Mortenson will bring on carpenters, operators and laborers. In addition, they'll be workers for waterproofing and fire sprinkler installation.

The project has completed about 10% of the 2 million total expected hours. They project timeline is about a third complete, and a quarter of the dollars have been paid out.

Safety:

There are no safety issues to report.

Performance:

Performance for priority hire apprentices and journey workers has gone up a little since last month. It dipped a little for preferred entry, as work has slowed a bit.

Mortenson has started process meeting one-on-one with contractors with significant hours. They've already met with JR Hayes, Malcolm and Corona Steel. They still plan to meet with others, including Cochran. Mortenson is inviting City and union representatives.

Meetings will cover workforce challenges, such as finding newer carpenter apprentices with welding certification and journey workers who move out of economically distressed ZIP codes once they make enough money. Mortenson is asking subs to document workforce efforts so they can get a larger picture of what's going on.

Mortenson is aiming to meet requirements once work picks up in January and February. They're continuing to do outreach and visit pre-apprenticeship programs. They notify subs when they come across a graduate that could be a good fit.

Jon Bersche requested that contractors notify him prior to a preferred entry dispatch request so he can assist with the process.

The City thanked Mortenson for their thoughtful workforce projections, which is a living roadmap for how they plan to meet the project's workforce requirements. Some subs are now behind where they should be, and need to make up the hours (i.e., perform over the requirement with their remaining hours). A couple of the contractors to keep an eye on for the priority hire journey requirement are Malcolm/DBM Joint Venture, Cochran and Goldfinch. For priority hire apprentices, a couple of the main ones are JR Hayes, Danny's and Rhine. For MEPs and other new subs, the City recommends they focus on the priority hire requirements, as being on top of that will likely help them reach other goals and requirements.

Labor Compliance

City will continue to make weekly site visits.

Two holidays are coming up – Christmas and New Year's.

Pre job conferences are required two weeks before work begins, or an approved waiver is required two weeks beforehand. Pre-jobs are canceled on December 24 and 31.

Grievances

There are no active grievances.

Pre-Apprenticeship Updates

Tryouts for PACE's cohort 18 are on January 9. The cohort starts January 14. Mock interviews and graduation are in March.

PACT is graduating 24 students on Friday, December 6 at 3 PM. Their next cohort starts January 6.

Carpenters pre-apprenticeship just finished a cohort. Seven graduates are now in the apprenticeship program. A couple are still looking for work. The carpenters are looking at piloting one piledriver-specific pre-apprenticeship cohort in mid-March. The next carpenter cohort will be mid-March.

Jon Bersche requested that pre-apprenticeships let him know when their graduates enter an apprenticeship program.

Apprenticeship Updates

There were no apprenticeship updates.

Urban League reminded attendees that they can help pre-apprentices and apprentices with support services.

Old/Unfinished/New Business

The Operating Engineers asked that Oak View Group (OVG) withhold progress payments until contractors pay the prevailing rate for the trade. OVG is requiring contractors to use the AGC-negotiated operator rates.

The Operating Engineers noted that some contractors are working 12-hour shifts with no lunch, but are not giving lunch payments. They also asked that Mortenson support operators who won't overload dump trucks. Mortenson will follow up on this.

The Carpenters noted that some trades require contractors to pay workers a premium for working downtown, and asked Mortenson to remind subs. The City will let the JAC know in January whether this premium and shift differential rates are automatically reviewed in LCPtracker.

It was noted that the CWA refers to CBAs for shift determinations.

The City said they'll follow up with Mortenson on coordinating with pre-apprenticeship programs to best connect contractors and graduates and identify key program dates.

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Nothing for good of the order.

Next Arena JAC Meeting

January 7, 2019 – 11 a.m. – 12 p.m.

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JAC Member Attendees

Ron Dahl	IUOE 302
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Ben Freitag	LiUNA 242
Cynthia Grant	IUPAT
Sam Hem	SMART 66
Morgan Littlefield	OVG
Lisa Marx	NWCI
Travis Metzger	Cement Masons & Plasterers 528
Sean O'Donnell	Cement Masons & Plasterers 528
Paula Resa	NWCI
Jesse Scott-Kandoll	PNWRCC
Michael Steele	CAA Icon
Keith Weir	IBEW 46

City of Seattle Representatives

Jon Bersche	City of Seattle – Finance and Administrative Services
Jeanne Fulcher	City of Seattle – Finance and Administrative Services
Martin Norman	City of Seattle – Finance and Administrative Services
Anna Pavlik	City of Seattle – Finance and Administrative Services

Contractor Representatives

Danny Keim	Mortenson
Eleonor Oshitoye	Mortenson

Other Attendees

Jason Hutson	PACT
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Jamie Jackson
Madison Owens
Joelina Siufanua
Kelsey Sparks
Lawrence Willis

ANEW/PACE
Intelligent Partnerships
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Urban League