

**OAKLAND ARMY BASE
COMMUNITY JOBS
OVERSIGHT COMMISSION**

MEETING AGENDA PACKET

DATE: December 17, 2020

TIME: 4:00 pm

Please See the Agenda to Participate in the Meeting

Tele-Conference

Department of Workplace & Employment Standards
250 Frank Ogawa Plaza Suite 3341
Oakland, CA 94612

AGENDA ITEM 3

MEETING AGENDA

December 17, 2020

**CITY OF OAKLAND
COMMUNITY JOBS OVERSIGHT COMMISSION
Thursday, December 17, 2020
4:00 p.m. – 6:00 p.m.
Virtual Meeting via Zoom teleconferencing platform**

Pursuant to the Governor’s Executive Order N-29-20 all members of the Commission will join the meeting via phone/video conference and no teleconference locations are required.

The meeting will adjourn upon the completion of the Commission’s business.

PARTICIPATION GUIDELINES

You are invited to a Zoom webinar.

When: Dec. 17, 2020 04:00 PM Pacific Time (US and Canada)

Topic: Oakland Army Base Community Jobs Oversight Commission

Please click the link below to join the webinar:

<https://zoom.us/j/91348374325?pwd=NkpqeUptdzZyWTNaNkk5V05rWVIvUT09>

Passcode: 416451

Or iPhone one-tap :

US: +16699009128,,91348374325#,,,,,0#,,416451# or
+13462487799,,91348374325#,,,,,0#,,416451#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 646 558 8656
or +1 301 715 8592 or +1 312 626 6799

Webinar ID: 913 4837 4325

Passcode: 416451

International numbers available: <https://zoom.us/u/abil6EDyuw>

1. **To comment** by Zoom video conference, click the “Raise Your Hand” button when Public Comment is taken. Speakers will be unmuted, allowed to comment, and re-muted after their time expires.
2. To comment by phone, please call one of the above listed phone numbers. **“Raise Your Hand” by pressing “*9”** to speak when comment is taken. **To unmute and re-mute yourself press “*6”** during your allowed speaking time. Speakers will then be unmuted, allowed to comment, and re-muted after the time expires.

Should you have any questions or concerns regarding this agenda, or wish to review any agenda-related material, please contact the Department of Workplace & Employment Standards at (510) 238-3970.

ROLL CALL

Commissioners: Brian Beveridge (Vice Chairperson), Margaret Gordon, Megan Morodomi, Kate O’Hara (Chairperson), Len Turner, Saabir Lockett

Commission Staff: Deborah Barnes, Director, Department of Workplace & Employment Standards, Mary Mayberry, Board Secretary, Joyce Guy, West Oakland Job Resource Center

City Attorney representative

MEETING AGENDA

AGENDA ITEM	PAGE	TYPE
1. Roll Call and Determination of Quorum		
2. Open Forum		
3. Review of Agenda	4	<i>Action</i>
4. Consideration of the Minutes for the meeting held on November 19, 2020	6	<i>Action</i>
5. Informational Report - from California Waste Solutions (CWS) - Update on activities underway for CWS relocation at the Oakland Army Base	10	<i>Informational</i>
6. Informational Report – from City of Oakland Economic and Workforce Development – an update on activities relative to CWS relocation to the Oakland Army Base	11	<i>Informational</i>
7. Informational report - from Prologis – an update on construction activities at the OAB	15	<i>Informational</i>
8. Discussion regarding Commission vacancy - Employer	16	<i>Informational</i>
9. Compliance Reports		<i>Informational</i>
A. DWES - Workforce Updates	17	
B. West Oakland Job Resource Center Updates		

AGENDA ITEM 4

Meeting Minutes

NOVEMBER 19, 2020

MEETING MINUTES

CITY OF OAKLAND
COMMUNITY JOBS OVERSIGHT COMMISSION
Thursday, November 19, 2020
4:00 p.m. – 6:00 p.m.
Via Tele-Conference (Zoom)

In Attendance - Commissioners

Present	Excused	Absent
Brian Beveridge Margaret Gordon Megan Morodomi Kate O'Hara Saabir Lockett		Len Turner

In Attendance – Board Staff

Deborah Barnes	City of Oakland
Joyce Guy	WOJRC
Matt Fernandes	WOJRC
Mary Mayberry	City of Oakland
Vivian Inman	City of Oakland
Jonothan Dumas	City of Oakland

MEETING AGENDA

Meeting called to order at 4:20 pm (Meeting delayed due to technical difficulties experienced by some Commission members and staff)

1. **Roll Call and Determination of Quorum** – quorum present at call to order
2. **Open Forum** – No Speakers
3. **Review of Agenda** – No changes noted.
4. **Consideration of the Minutes for the meeting held on October 15, 2020**
ACTION: Motion to Approve the Minutes from the October 15, 2020 meeting
Moved: Commissioner Brian Beveridge
Second: Commissioner Saabir Lockett
Motion Carried

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5. Presentation by Ms. Sue Sami, Director of People Operations at Good Eggs – Update on Activities Regarding Good Eggs Relocation to the OAB.

Chronology of Activities:

- March 1st - Our Oakland warehouse management system was new to everyone, and had bugs to fix.
- March 9th - We moved the last of our employees from SF to Oakland, completing the move two weeks ahead of schedule.
- March 13th - US declares COVID a national emergency and institutes a travel ban.
- March 30th - Sales have doubled!

Because we sell prepared foods and groceries, our employees are deemed essential workers. Good Eggs immediately implemented a COVID task force, led by our CEO. Met every morning, decisions on the spot & assigned action items. To keep our employees safe, we implemented no contact delivery long before other companies. We implemented an essential workers bonus for employees who worked. We were & are diligent about COVID protocols. We pay employees who've been exposed, to stay home. (This has been a game changer.)

Currently, Our employees tell us we are taking good care of them. It has not been easy, but the pandemic brought us closer together as a company. Employees asked us to help the community too. We started two a day donations to The Coalition of Concerned Medical Professionals. Sales increase created new lead & supervisor roles - all have been filled internally.

Partnership with West Oakland Job Resource Center (WOJRC)

In Summer - we added a monthly deep dive meeting to review:

- Review of applicants
- Interview notes for all WOJRC candidates.
- Input, updates & changes from managers so WOJRC can adjust training if needed.
- How candidates were doing after hire

Has helped us maintain a strong connection during COVID

Hiring Results for the period

	Feb	%	Mar	%	Apr	%	May	%

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Local Hires	37	44%	87	60%	88	62%	54	60%		
Disadvantaged Hires	42	49%	32	22%	75	53%	41	41%		
Total Hires	85		146		141		89			
	June	%	July	%		%	Sept	%	Total Hires	Total %
Local Hires	67	61%	59	49%	48	57%	32	46%	472	55.90%
Disadvantaged Hires	32	29%	19	16%	36	42%	19	27%	296	35.10%
Total Hires	109		120		84		69		843	

6. Report from DWES staff on compliance monitoring of Good Eggs

Mr. Jonothan Dumas, Employment Services Supervisor with the Department of Workplace and Employment Standards, gave the report. Mr. Dumas stated that compliance is assessed on a calendar year basis, therefore the compliance analysis will take place in January of 2021.

A cursory review of Good Eggs' performance as it relates to hiring shows that they are on track to meet hiring goals. Good Eggs has been working very closely with the WOJRC to ensure a diverse workforce. This tactic has proven successful for both entities. Staff will secure D-9's to compare against summary reports submitted to determine compliance. A positive outcome is anticipated relative to goals set.

7. Compliance Reports

Shelley Darensburg, Senior Contract Compliance Officer with DWES presented the Workforce Updates.

A. Workforce Updates

Potential Shortfall Report Whiting Turner – OGLC #2

Core Hours – 25,771.50

Total Shortfall Hours – 3,339.89

Potential Liquidated Damages - \$66,797.80

Vertical Construction Report by Contractor Whiting Turner – OGLC #3

Total Employee Hours – 45, 074.59

Core Hours – 8,252.25 (18.31%)
Apprentice Hours – 12,439.82 (33.78%)
Oakland Apprentice Hours – 2,344.50 (6.37%)

Vertical Construction Report by Craft Whiting Turner – OGLC #3
Total Employee Hours – 45, 074.59
Core Hours – 8,252.25 (18.31%)
Apprentice Hours – 12,439.82 (33.78%)
Oakland Apprentice Hours – 2,344.50 (6.37%)

B. WOJRC

Matt Fernandes presented an oral overview on behalf of WOJRC. He stated that the WOJRC has established a great working relationship with Good Eggs. To that end, they are making progress in their hiring.

WOJRC has experienced some challenges during the onset of COVID-19 Shelter in Place. Most of the staff is working from home. WOJRC recently re-implemented in person interviews. Due to COVID protocols enforcement a maximum of four (4) persons are allowed inside at one time to allow for staff's presence. All other interviews are performed via Zoom teleconference platform. The pre-apprenticeship program is now done online. The first cohort was done in July. Two additional cohorts have been held since then. Approximately 35 students have graduated. Forklift training is the only class held in person with two students at a time to allow for social distancing. To date 33 job placements; 15 referred to pre-apprentice program, six graduated and four placed in employment.

Chairperson O' Hara asked if there were any requests for future agenda items. Commissioner Beveridge asked if the Commission could discuss establishing a collaboration with the Port's Stakeholder Working Group, based on the similarities in both groups' scope, purview and composition. Also, whether there should be an employer representative on the Commission to represent operational employers. Chairperson O'Hara responded that there already is an employer seat on the board that is currently vacant. She asked the Commissioners to think in terms of who might be available to fill the vacancy.

Regarding the collaboration with the Port, Chairperson O'Hara asked Julina Bonilla to speak to that issue. Ms. Bonilla stated that she thought that a collaboration would be a good idea and welcomed the opportunity to participate in future discussions. Go back to Jobs Policy that defines positions. Because they like the Commission make recommendations, a revisit to the Policy might be to determine roles and responsibilities. Once the Commission determines what

they want to learn from the SWG then Commissioner Gordon and Commissioner Beveridge, who are part of the SWG can bring that information for discussion.

Commissioner Beveridge suggested that perhaps there could be a quarterly briefing from the SWG to discuss collaborative efforts. Cross over dialogue is crucial to the effort. Ms. Bonilla suggested that a more formal structure would be beneficial. Commissioner Beveridge suggest that the discussion be placed on the January agenda. Chairperson O'Hara requested that Ms. Bonilla come to the January meeting to present to the Commission, and that she would be in touch to discuss the contents of the presentation.

8. Meeting Adjournment – Meeting Adjourned at 5:45 pm

AGENDA ITEM 5

INFORMATIONAL REPORT – FROM CALIFORNIA
WASTE SOLUTIONS (CWS) – UPDATE ON
ACTIVITIES UNDERWAY FOR CWS RELOCATION
TO THE OAKLAND ARMY BASE

AGENDA ITEM 6

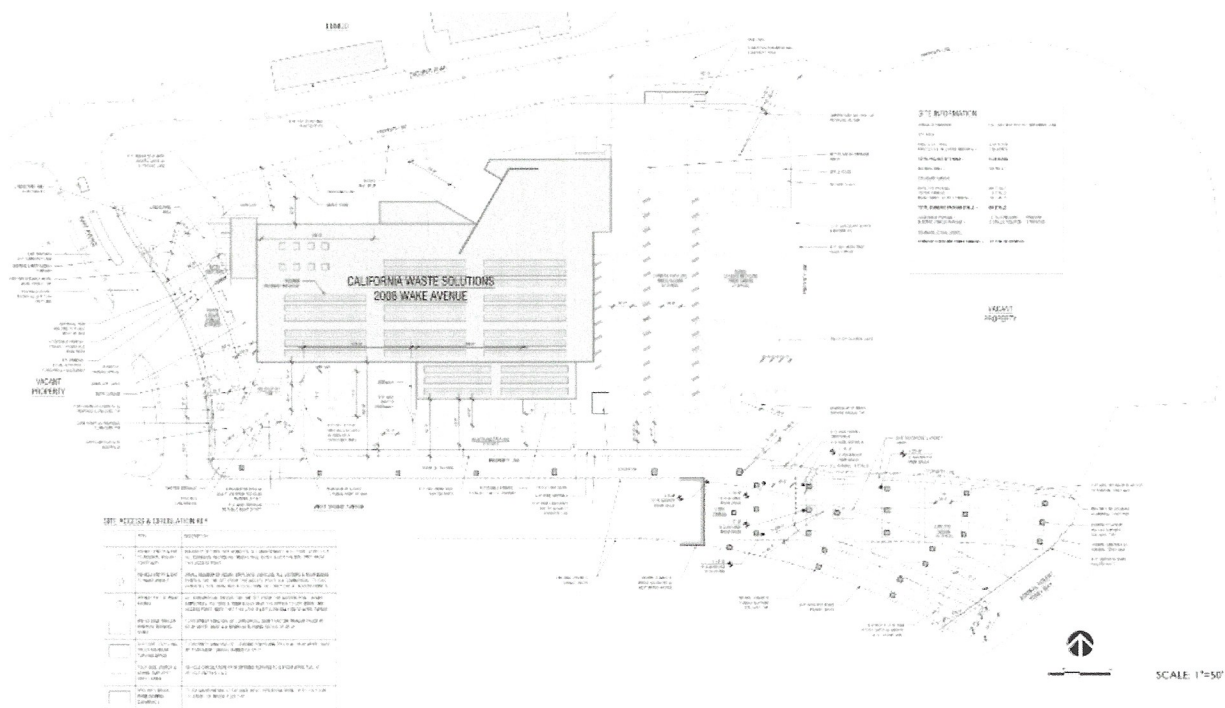
From City of Oakland Economic and
Workforce Development – An Update on
Activities Regarding CWS relocation to
the OAB

California Waste Facility (CWS) Update



NORTH GATEWAY RECYCLING FACILITY

- Exclusive Negotiating Agreement (ENA) entered into July 24, 2018
 - Term sheet approved by City Council on July 13, 2020
 - Term sheet includes the Oakland Army Base (OAB) Jobs Policies
 - ENA terminates on April 24, 2021 unless further extended.
-
- Entitlements include Lease/Disposition Development Agreement, Conditional Use Permit, Design Review, CEQA Addendum.
 - CWS is implementing its public engagement plan and has had 2 community meetings and tour of San Jose facility
 - Planning Commission (PC) has had 2 Design Review meetings








 CONCEPTUAL SITE PLAN
 California Waste Solutions
 1461 Fox 5450 G
 02-14-2020

A1.1

- PC will be the recommending body
- City Council will be the approving body
- Negotiations are ongoing. No hearing dates set.

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AGENDA ITEM 7

INFORMATIONAL REPORT - FROM
PROLOGIS – UPDATE ON CONSTRUCTION
ACTIVITIES AT THE OAB

AGENDA ITEM 8

DISCUSSION REGARDING COMMISSION
VACANCY - EMPLOYER

AGENDA ITEM 9

A. Workforce Updates

B. Report from the West Oakland Jobs
Resource Center

**OAKLAND ARMY BASE JOBS POLICY
POTENTIAL SHORTFALLS REPORT
OAKLAND ARMY BASE JOBS POLICY**

WHITING TURNER

PROJECT NO. C470010 - OAKLAND LOGISTICS CENTER #2

Contractor Name	Total Employee Hrs	CORE HOURS	ADJUSTED EMPLOYEE HOURS	50% Residential	20% Apprentice	Total Shortfall Hours	Hrly Wage	Potential Liquidated Damages
Anning Johnson	286.00		286.00	0.00	57.20	57.20	20.00	1,144.00
Aqua Proof	456.00	426.00	30.00		63.20	63.20	20.00	1,264.00
BME Mechanical	5,975.50	2,450.00	3,525.50	37.75		37.75	20.00	755.00
Conco Pumping	156.50		156.50	78.25	31.30	109.55	20.00	2,191.00
Concrete North	16,984.50	14,143.50	2,841.00	1,052.00		1,052.00	20.00	21,040.00
Creative Ceilings & Drywall	528.53	129.05	399.48	199.74		199.74	20.00	3,994.80
Giampolini & Co., Inc.	3,241.00	2,585.50	655.50	143.50		143.50	20.00	2,870.00
Golden Bay Fence Plus	944.00	422.00	522.00	90.00	17.80	107.80	20.00	2,156.00
Griffin Soil	121.50	0.00	121.50	60.75	24.30	85.05	20.00	1,701.00
JD2, Inc.	1,446.50	137.50	1,309.00	0.00	126.30	126.30	20.00	2,526.00
North Bay Overhead Doors	307.00	228.00	79.00	0.50	21.40	21.90	20.00	438.00
Northern California Nail	279.75	279.75			55.95	55.95	20.00	1,119.00
Panelized Structures	2,218.00	2,218.00			103.60	103.60	20.00	2,072.00
Parkwest Landscape	3,746.00	2,593.00	1,153.00		193.60	193.60	20.00	3,872.00
Paul W. Wolfe Co.	194.50	143.00	51.50	7.25	38.90	46.15	20.00	923.00
Preston Pipelines	4,523.50		4,523.50		879.20	879.20	20.00	17,584.00
Trim Tech Construction, Inc.	41.00	16.40	24.60	41.00	16.40	57.40	20.00	1,148.00
Total	41,449.78	25,771.70	15,678.08	1,710.74	1,629.15	3,339.89	20.00	\$66,797.80

Project Scope

This project includes construction of a new 232,000sf cold shell warehouse. The structure of the building consists of concrete spread footings, concrete tie-beams, SOG, concrete tilt-up panels, HSS columns and a wood panelized roof structure. The exterior of the building consists of painted concrete tilt panels, panel reveals, ACM metal panels, glass and glazing. Site improvements includes parking lot, landscaping, and site utilities.

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OAKLAND ARMY BASE JOBS POLICY
 POTENTIAL SHORTFALLS REPORT
 OAKLAND ARMY BASE JOBS POLICY
 WHITING TURNER
 PROJECT NO. C470010 - OAKLAND LOGISTICS CENTER #3

Contractor Name	Total Employee Hrs	CORE HOURS	ADJUSTED EMPLOYEE HOURS	50% Residential	20% Apprentice	Total Shortfall Hours	Hrly Wage	Potential Liquidated Damages	
A&B Painting, Inc.	1,624.00		1,624.00						
Aqua Proof, Inc.	804.00		804.00	264.00		264.00	20.00	5,280.00	OAB Process Accepted-Compliant
Bay City Mechanical	1,342.00	1,268.00	74.00	43.50	194.40	237.90	20.00	4,758.00	
BME Electrical Construction	2,187.00	820.00	1,367.00	683.50		683.50	20.00	13,670.00	
Camblin Dteel Service Incorporated	2,846.59	1,068.25	1,778.34						Compliant off-site hours submitted.
Concrete North, Inc.	15,771.00	8,587.00	7,184.00						OAB Process Accepted-Compliant
Courtney, Inc.	1,532.50		1,532.50	766.25	72.10	838.35	20.00	16,767.00	
Decker Landscape	248.00		248.00						
General Hardware Installation LLC	67.50		67.50	33.75		33.75	20.00	675.00	OAB Process Accepted-Compliant
Giampolini & Co., Inc.	532.50	160.00	372.50	72.50	79.00	151.50	20.00	3,030.00	
Goodfellow Bros. California LLC	6,903.50	1,785.00	5,118.50						Submitted 564 off site hours for OPENG - firm compliant
Griffin Soil	165.50		165.50	82.75	33.00	115.75	20.00	2,315.00	
JD2, Inc.	2,016.00		2,016.00	1,008.00		1,008.00	20.00	20,160.00	
Kier & Wright Civil Engineers & Surveyors	292.00	242.00	50.00	25.00		25.00	20.00	500.00	
North American Fence & Railing Inc.	579.00	0.00	579.00	289.50	115.80	405.30	20.00	8,106.00	
Panelized Structures, Inc.	1,913.00	861.00	1,052.00	94.00	100.6	194.60	20.00	3,892.00	Under review
Paragon Mechanical Inc.	113.00	107.00	6.00	3.00		3.00	20.00	60.00	
Paul W. Wolff	54.00		54.00	27.00	10.8	37.80	20.00	756.00	Accepts penalty will pay
Preston Pipelines, Inc.	3,005.00		3,005.00	1,278.50	252.4	1,278.50	20.00	25,570.00	Under review
RLH Fire Protection	1,148.50		1,148.50	574.25		574.25	20.00	11,485.00	
SSEC, Inc - Selby Soil Erosion Control	34.00		34.00	17.00	6.8	23.80	20.00	476.00	
Striping Graphics	55.00		55.00	27.50	11	38.50	20.00	770.00	
U. S. Glass, Inc.	1,310.00		1,310.00	493.50		493.50	20.00	9,870.00	
TOTAL	44,911.59	14,898.25	30,013.34	6,073.50	697.10	6,770.60		135,412.00	
	100.00%	33.17%	66.83%	20.24%	1.55%	100.00%		100.00%	

SCOPE

New 189,000 sf single story, cold shell, concrete tilt-up building, with site work including grading and paving, new wrought iron fence and gates, landscaping, and site lighting.