



## **2<sup>nd</sup> and Mercer Supportive Housing**

### **2020 JAC Meeting Notes**

**April**

**May**

**June**

**July**

**August**

**September**

**October**

**November**

**December**



## 2<sup>nd</sup> and Mercer JAC Meeting Notes

City of Seattle Arena Joint Administrative Committee (JAC)

April 8, 2020 – 10:00 a.m. - 10:30 a.m.

Skype Meeting

### **Work Progress, Reports and Safety**

#### Work Progress:

Work is scheduled to ramp up around the first of May, will start excavating for footings 4-27-20. This job is scheduled to be complete summer of 2021.

#### Safety:

BNBuilders have updated their Mission Critical Protocol which is a living document. They have now implemented a crisis management team. Employees use QR code to sign in and answer symptoms and travel questions for screening. Sign in is done electronically to ensure social distancing. There are handwashing stations and hand soap readily available. Hand sanitizers used on site contain at least sixty percent alcohol solution. Staff clean the site daily and wipe down surfaces. There are currently five workers on site, and they are maintaining six feet of social distance separation, including during breaks and check-ins. There will be a dedicated site superintendent starting 4-13-20 for Covid-19. This person will monitor PPE utilization, social distancing, establish regular trainings, etc. BNB is actively cleaning common areas with approved COVID -19 disinfectant. Bathrooms are wipes down daily and cleaned by a third party weekly They are not currently checking temperatures. The safety plan will be updated on an ongoing basis to ensure it is in compliance with the latest CDC, State and local guidelines. Suggestions from partners is welcomed.

#### Workforce Needs:

BNBuilders discussed having challenges in several scopes with obtaining subcontractors to complete buy-out log. They are going to work with the Carpenters to connect them with subcontractors that perform case work and will follow up with the Roofers for assistance with bids.

### **Good of the Order**

None.

### **Next Arena JAC Meeting**

**May 5, 2020 – 11 a.m. – 12 p.m.**

Seattle Building and Construction Trades Council Office  
14675 Interurban Ave S, Tukwila, WA 98168, Small Auditorium

### **JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Paula Resa	NWCI
Jesse Scott-Kandoll	PNWRCC
John Torrence	Plymouth Housing

### **City of Seattle Attendees**

Jon Bersche	COS - FAS
Jeanne Fulcher	COS - FAS
Martin Norman	COS - FAS

Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

**Contractor Attendees**

Jason Steinbacher	BNBuilders
Adam DeBruler	BNBuilders
Vickie Martin	BNBuilders



## 2<sup>nd</sup> and Mercer JAC Meeting Notes

City of Seattle Arena Joint Administrative Committee (JAC)

May 5, 2020 – 12:00 p.m. - 12:30 p.m.

Skype Meeting

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

Ground improvement is coming to an end. They reached a completion point and are in the testing and analysis phase to see if concrete work can begin. They are looking to begin concrete work in the next couple of days. Work will also include rebar tying, waterproofing, roofing work and plumbing and electrical conduit work.

#### Safety:

BNBuilders have revised their plan to meet the changing recommendations of the CDC, the building trades, and the State. A crew supervisor will monitor temperature checks and plexiglass will be used to ensure privacy while screening. Workers with a temperature above 100.4 degrees Fahrenheit will be asked to go home. Workers that do not have a high temperature will continue to an electronic sign-in process which will consist of scanning a QR code and answering autoloading questions regarding international travel, if a worker has come from outside of WA state, symptoms and names. Workers may scan the QR code with their own devices to cut down on common touches. This method allows them to keep record of who is on site so if someone does test positive then they can notify other workers who were also working that day. When they ramp up, they anticipate having two lines for temperature checks and sign-ins. They are using a medical ridden no touch infrared thermometer. There are no safety incidents to report.

#### Workforce Needs:

They are putting their concrete crew together, which consists of carpenters and laborers. They anticipate a change in performance when the concrete crew begins, as well as the waterproofing and roofing crew. There have been about twelve workers, but they did not all work together.

#### BnBuilders buy-out log:

They will use a furnish only cabinet supplier and install will be performed by their own carpenters and laborers. Roofing has been secured. Most of the remaining scopes are furnish only, which will be supplied by offsite suppliers and then installed by BNBuilders carpenters and laborers.

BNBuilders is working to ensure the oncoming laborers, carpenters and ironworkers consist of some priority hire and female apprentices.

### **Grievances**

No active grievances.

### **Pre-apprenticeship Updates**

ANEW AOP support services are available for apprentices. ANEW is sending resumes of graduate that are ready to work.

**Good of the Order**

None.

**Next Arena JAC Meeting**

**June 2, 2020** - 11 a.m. - 12 p.m.

Seattle Building and Construction Trades Council Office  
14675 Interurban Ave S, Tukwila, WA 98168, Small Auditorium

**JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Marianna Talbott	NWCI
John Torrence	Plymouth Housing
Keith Weir	IBEW 46

**City of Seattle Attendees**

Jon Bersche	COS - FAS
Jeanne Fulcher	COS - FAS
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

**Contractor Attendees**

Vickie Martin	BNBuilders
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**Other Attendees**

Amesha Lawton	ULMS
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## **2<sup>nd</sup> and Mercer JAC Meeting Notes**

**City of Seattle Arena Joint Administrative Committee (JAC)**  
**June 2, 2020 – 12:00 p.m. - 12:30 p.m.**  
**Skype Meeting**

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

Hours on site are increasing, and there is an increase of priority hire apprentices and journey workers. Current work includes forming and placing foundations, working on the elevator core in the building, and concrete work. Rebar cages are ready to go in columns and plumbing and electricians are performing under slab work. BNBuilders have a few workers on site. There is occasional concrete pumping from Ralphs, ironworkers from CNC Rebar West, and a tower crane operator from Cascade Tower and Rigging. This phase of work will continue until early August and will be followed with forming for post tension decks and concrete flat work. Once the deck is placed and tensioned, carpentry, framing, and minor structural steel work will begin.

BNBuilder's crew consists of 15 workers. Earthwork has 3 workers. There are 2-3 plumbers and electricians at times. On peak days, there are 20-25 workers on site.

This project is approximately 12-13% complete.

#### Safety:

They are continuing to administer and update their COVID-19 plan. 1 laborer reported not feeling well during site check-in. The worker was refused site entry and recommended to visit a doctor. The worker tested negative for COVID-19, so the jobsite did not need to shut down. There are no safety incidents to report.

#### Workforce Needs:

Bids are continuing to come in for the smaller scopes of work, but they believe they will have adequate coverage. There are no specific workforce needs right now.

### **Grievances**

There are no active grievances.

### **Pre-apprenticeship and Apprenticeship Updates**

NWCI is planning on opening doors for pre-apprentice and apprentice graduates soon. They have a list of pre-apprentice graduates that they will share with BNBuilders.

### **Good of the Order**

Starting July 2020, JAC meetings will be scheduled for the first Wednesday of every month.

**Next Arena JAC Meeting**  
**July 1, 2020 – 9:30 a.m. - 10:00 a.m.**  
**Skype Meeting**

**JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Bob Korth	Ironworkers 86
Bill Meek	Laborers 242
Tim Parham	Plymouth Housing
Paula Resa	NWCI
Jesse Sanden	BAC 1
Jesse Scott-Kandoll	PNWRCC
Marianna Talbott	NWCI
John Torrence	Plymouth Housing

**City of Seattle Attendees**

Anita Adams	COS - FAS
Jon Bersche	COS - FAS
Allison Calvert	COS - FAS
Jeanne Fulcher	COS - FAS
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

**Contractor Attendees**

Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

**Other Attendees**

Amesha Lawton	ULMS
Daniel Villao	Intelligent Partnerships



## **2<sup>nd</sup> and Mercer JAC Meeting Notes**

**City of Seattle Arena Joint Administrative Committee (JAC)**

**July 1, 2020 – 9:30 a.m. - 10:00 a.m.**

**Skype Meeting**

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

BNBuilders plan to complete the foundations in two weeks They plan to begin slabs early next month and place the post tension deck in early September.

There are approximately 30 people on-site. BNBuilders has a crew of 13-16 workers, which includes carpenters and laborers. There are water proofers on-site, Ralph's concrete doing pumping, a tower crane operator and a crew of 2-3 ironworkers placing re-bar in the foundations. Waterproofing is ongoing, so the roofer's union will also be on-site.

BNBuilders plans to work with their sub-contractors and emphasize hiring priority hire workers. They are experiencing some challenges with their preferred entry hours and are going to look further to confirm the 3 preferred entry workers they mentioned are on site.

#### Safety:

In early June a worker tested positive. They went through proper protocol and notified the subcontractors on site. The crisis team reviewed the circumstance and determined a low risk transmission to the crew. A cleaning and sanitization of the site was complete. Since then, there have not been any positive or pending test results.

The City, Carpenters, and the Building Trades requested to be notified when positive cases occur. BNBuilders agreed to work together on communication moving forward.

### **Labor Compliance**

Workers working on a holiday must be paid holiday wages.

### **Grievances**

There are no active grievances

### **Pre-apprenticeship and Apprenticeship Updates**

Mock interviews will be held August 11 and 12, for ANEW and PACE. Further information will be e-mailed to committee.

Carpenters graduated a pile driver pre-apprentice cohort. They plan to start apprenticeship training, with a reduced class size, on July 6.

### **Next Arena JAC Meeting**

**August 5, 2020 – 9:30 a.m. - 10:00 a.m.**

**Skype Meeting**



**JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Elwood Evans	IBEW 46
Morgan Littlefield	OVG
Bill Meek	Laborers 242
Paula Resa	NWCI
Jason Scott-Kandoll	PNWRCC
John Torrence	Plymouth Housing
Keith Weir	IBEW 46

**City of Seattle Attendees**

Anita Adams	COS - FAS
Jon Bersche	COS - FAS
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

**Contractor Attendees**

Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

**Other Attendees**

Ruth Blaw	SCC
Megan Clark	ANEW
Amesha Lawton	Urban League



## **2<sup>nd</sup> and Mercer JAC Meeting Notes**

**City of Seattle Arena Joint Administrative Committee (JAC)**

**August 5, 2020 – 9:30 a.m. - 10:00 a.m.**

**Skype Meeting**

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

The first series of slabs on grade were placed last month, and foundation work completed. BNBuilders is prepping for the next two slab pours next week; they're almost done. They have ironworkers, electricians, plumbers, laborers, carpenters, operators and waterproofers onsite. BNBuilders has 11 workers onsite, with subs bringing about another 10. BNBuilders plans to reduce their own workforce to 8 due to body of work. BNBuilders is currently updating their workforce projections to make sure subs can meet workforce targets.

#### Safety:

No accidents or additional positive COVID-19 cases on the project.

#### Workforce Needs:

There are no workforce needs. BNBuilders will be rolling their current pre-apprentice graduates into their wood framing crew in September. At that time they'll need a couple more journey and apprentice carpenters. BNBuilders reported that their pre-apprentice graduates on the project are doing a great job.

### **Labor Compliance**

Wages escalate on September 1.

### **Grievances**

There are no active grievances.

### **Pre-apprenticeship and Apprenticeship Updates**

ANEW is graduating two cohorts next week. There are 28 graduates between the two cohorts, of which 11 are already working or about to start working. Classes start again end of August.

The carpenters are piloting a three-week interior systems pre-apprenticeship in Dupont on September 8. They are looking into holding a general carpentry pre-apprenticeship cohort soon.

### **Good of the Order**

The electricians reminded attendees to be mindful of the extra stress the pandemic can cause workers, and to make sure people are reminded to take care and be healthy.

**Next Arena JAC Meeting**

**September 2, 2020 – 9:30 a.m. - 10:00 a.m.**

**Skype Meeting**

**JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Tony Butler	IBEW 46
Ron Dahl	Operators 302
Joe Dugger	IBEW 46
Juan Espinoza	Laborers 242
Elwood Evans	IBEW 46
Cynthia Grant	IUPAT DC 5
Bob Korth	Ironworkers 86
Bill Meek	Laborers 242
Paula Resa	NWCI
Jesse Sanden	Bricklayers 1
Jason Scott-Kandoll	PNWRCC
Marianna Talbott	NWCI
Tim Parham	Plymouth Housing
Keith Weir	IBEW 46

**City of Seattle Attendees**

Jon Bersche	COS - FAS
Rick Dimmer	COS - FAS
Jeanne Fulcher	COS - FAS
Jessica Gomez	COS - OH
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS

**Contractor Attendees**

Amy Anderson	BNBuilders
Adam DeBruler	BNBuilders
Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

**Other Attendees**

Megan Clark	ANEW
Amesha Lawton	Urban League



## **2<sup>nd</sup> and Mercer JAC Meeting Notes**

**City of Seattle Arena Joint Administrative Committee (JAC)**  
**September 2, 2020 - 9:30 a.m. - 10:00 a.m.**  
**Skype Meeting**

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

The second floor concrete PT deck was placed, and the strength of the deck is being monitored

After the holiday weekend BNBuilders will start receiving second floor wall panels and will go vertical from there. The workforce has consisted of carpenter and laborers; ironworkers tying rebar; and concrete finishers finishing the deck. There is also an operator, plumbers, and electricians on site. Water proofers will return to work on the outdoor patio deck.

Wood framing, plumbing, electrical and sprinkler work, HVAC etc. will be the focus areas for the coming months.

#### Safety:

There have been no COVID-19 cases in the last month. There were four safety incidents in the last month. One worker suffered two, first aid resultant, incidents. A third incident occurred when an inspector scraped the top of his hand. None of these incidents required medical attention. The fourth incident occurred when a worker experienced complication due to diabetic issues. The paramedics were called, and the worker decided to go to the hospital on his own. BNBuilders have tried to follow up with the worker and will follow up again with Conco's PM.

#### Workforce Needs:

BNBuilders have reached out to their mechanical and electrical subcontractors to reiterate the importance of the project requirements. The City will reach out for an updated social equity plan.

### **Labor Compliance**

Holiday pay for Labor Day.

Wages escalated September 1st.

### **Grievances**

There are no active grievances.

### **Pre-apprenticeship and Apprenticeship Updates**

ANEW began two cohorts; 27 individuals at Pace and 24 individuals at ANEW TRP. One TRP woman graduate is on the glaziers list and the remaining graduates have begun work. Mock interviews will be held September and October.

Carpenters will pilot their interior systems class September 8-25, at the DuPont location. They will also hold their general carpentry pre-apprentice class September 21-October 10. Mock interviews will be held for both classes.

Cement masons will graduate twenty individuals next week that they will be available for hire. The list of graduates will be sent to Julianna.

**Next Arena JAC Meeting**  
**October 7, 2020 - 9:30 a.m. - 10:00 a.m.**  
**Skype Meeting**

**JAC Member Attendees**

Lisa Bogardus	Seattle Building Trades
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Bill Meek	Laborers 242
Joey Neff	OPCMIA 528
Jesse Sanden	Bricklayers 1
Jesse Scott-Kandoll	PNWRCC
Marianna Talbott	NWCI
Tim Parham	Plymouth Housing

**City of Seattle Attendees**

Anita Adams	COS - FAS
Jeanne Fulcher	COS - FAS
Jessica Gomez	COS - OH
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

**Contractor Attendees**

Adam DeBruler	BNBuilders
Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

**Other Attendees**

Megan Clark	ANEW
Amesha Lawton	Urban League

## 2<sup>nd</sup> and Mercer JAC Meeting Notes

City of Seattle Arena Joint Administrative Committee (JAC)  
October 7, 2020 – 9:30 a.m. - 10:00 a.m.  
Skype Meeting

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

The project is 29% complete. Work is starting on the 4<sup>th</sup> floor. They received another panel delivery and are continuing the vertical work with wood framing. The last big concrete pour is occurring soon. Plumbers are installing waistlines and vents on the 1<sup>st</sup> floor, which is the retail space. HVAC and sprinkler work will start at the end of this week.

Project performance is trending in the right direction. Total workers on the project is in the mid-20s. This number will remain steady through the fall, with a potential increase of in December.

#### Safety:

There have been no reportable injuries since September 1<sup>st</sup>. There are no COVID-19 cases. BNBuilders is continuing cleaning and safety procedures. N95 masks were used on site in response to the air quality, and they've reverted to usual face coverings since the air cleared.

BNBuilders reported an incident where an individual jumped the fence and went into the bathroom. The person was captured on camera.

#### Workforce Needs:

Dispatch forms have been submitted for additional carpenters. They have spoken with subcontractors about priority hire participation and dispatch form usage.

A women journey carpenter that will start work Monday. BNBuilders anticipates hiring workers when drywall work begins. The City thanked BNBuilders for pairing apprentices with journey workers.

### **Grievances**

There are no active grievances.

### **Pre-apprenticeship and Apprenticeship Updates**

ANEW TRP has a current women cohort with 24 students. Mock interviews will take place October 28. PACE has a current co-ed cohort with 21 students. Mock interviews will be held November 2. There are a mix of operating engineers, ironworkers etc. A recent graduate began with the cement masons and another entered with the plumbers.

Carpenters graduated 10 students from their interior systems pre-apprenticeship and will 11 general carpenters from their pre-apprenticeship program. Zoom interviews will be held on the 15<sup>th</sup>.

**Next Arena JAC Meeting**  
**November 4, 2020 – 9:30 a.m. - 10:00 a.m.**

## Skype Meeting

### JAC Member Attendees

Lisa Bogardus	Seattle Building Trades
Ron Dahl	Operators 302
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Cynthia Grant	IUPAT DC 5
Sam Hem	Sheet Metal Workers 66
Jesse Scott-Kandoll	PNWRCC
Marianna Talbott	NWCI
Tim Parham	Plymouth Housing

### City of Seattle Attendees

Anita Adams	COS - FAS
Rick Dimmer	COS - FAS
Jeanne Fulcher	COS - FAS
Jessica Gomez	COS - OH
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS
Julianna Tesfu	COS - FAS

### Contractor Attendees

Adam DeBruler	BNBuilders
Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

### Other Attendees

Megan Clark	ANEW
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## 2<sup>nd</sup> and Mercer JAC Meeting Notes

**2<sup>nd</sup> & Mercer Joint Administrative Committee (JAC)**  
**November 4, 2020 – 9:30 a.m. - 10:00 a.m.**  
**Microsoft Teams Meeting**

### **Introductions**

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

### **Work Progress, Reports and Safety**

#### Work Progress:

The project is 34% complete. Current work includes MEP rough-in on floors 1-3. Plumbers, sprinkler fitters, and electricians are on-site. BNBuilders is self-performing wood framing, prefab wall panels are soon to start on level 6. There are approx. 30 workers onsite; BNBuilders hired a few more carpenters and there are no workforce needs at this time.

Tim Parham from Plymouth Housing Group (PHG) reported on a list of challenges they are having on the project. He spoke to PHG's role in trying to help curb the current housing crisis with over 11,000 people sleeping outside. Tim spoke to the need of cutting costs in the housing market where PHG is building quickly and as efficiently as possible with city, county, state, and federal funds.

There are multiple challenges unique to affordable housing with increasing pressure from funders to cut costs while construction costs continue to rise. The buy-out process for this project was challenging, with this project taking longer than their other projects to get sub-contractors on board. PHG heard this was often due to the learning curve for subs who primarily work in the residential market and are unfamiliar with CWAs, especially in major scopes like plumbing, framing, flooring and roofing. Tim shared there is a big difference in labor rates on this project compared to other affordable housing projects, which is requiring PHG to bring in more funds to build the project.

Adam DeBruler with BNBuilders reported on the upfront bid challenges to generate interest from contractors to work under a CWA. He explained they did not get good bid coverage (less than 3-4 bids per scope) often because many subs did not want to work under the CWA or were not familiar with it. Other challenges include additional soft costs to administer the CWA. BNBuilders will keep pushing forward to reach those requirements and goals for the project. PHG and BNB thanked the JAC for allowing a forum for open conversation about the challenges.

#### Safety:

There have been no near misses, reportable injuries or COVID-19 cases in the last month. BNBuilders did issue addendum 6 within their crew meetings, and normal safety audits continue.

### **Labor Compliance**

Three holidays within the month that are recognized under the COS CWA. Veteran's Day Nov.11, Thanksgiving and the day after.

### **Grievances**

There are no grievances.

### **Pre-apprenticeship Updates**



There will be a PACE graduation tomorrow, 11/5/20, at 11:30 via ZOOM. There are 19 students graduating, 6 is out to work already. ANEW TRP's graduation is scheduled for 11/12/20. They are graduating 22 women. A 18-24 yrs. old youth class in Kent will start in 2 weeks.

PACT has 19 students finishing mid-December – carpenters, laborers, electrician candidates. Mock interviews are scheduled for 11/10/20 at 9am.

NW Carpenters graduated a Sept. pre-apprentice class (int. systems) and they're now fully indentured. They graduated general carpenters on Oct. 7, and most graduates meet the Priority hire criteria. A spreadsheet update will be shared to separate scopes by region, ZIP Codes. Open call to dispatch is welcomed. A pile driver class will also be coming up.

### **Apprenticeship Updates**

Cement Masons apprentice class of 6 to meet COVID-19 reg's., graduates by end of month. Four pre-apprentice graduates will be ready for work by end of November, please call or email Joey Neff [jneff@opcmllocal528.org](mailto:jneff@opcmllocal528.org) or 206-556-0044.

### **New/Old Unfinished Business**

Anna Pavlik (City of Seattle) spoke on 2 recent amendments to the CWA that apply to this project. One extended the preferred entry definition to include apprentices at any level of apprenticeship and the second simplified the language related to union security.

### **Good of the Order**

Jon Bersche spoke on updating the COS dispatch form to make it simpler and clearer for contractors and dispatchers. Stay tuned.

**Next PHG2+M JAC Meeting**  
**December 2, 2020 – 9:30 a.m. - 10:00 a.m.**  
**Microsoft Teams Meeting**

### **JAC Member Attendees**

Ron Dahl	Operators 302
Joe Dugger	IBEW 46
Elwood Evans	IBEW 46
Cynthia Grant	IUPAT DC 5
Sam Hem	Sheet Metal Workers 66
Morgan Littlefield	OVG
Jesse Scott-Kandoll	PNWRCC
Antonio Butler	IBEW 46
Bill Meek	LIUNA Laborers 242
Dean Stoneburner	Operators 302
Dave Bensen	Local 54 Roofers
Kristi Grassman	Construction Center of Excellence
Jesse Sanden	Local 1 BAC
Jesse Scott Kandoll	NWCI
Joseph Neff	OPCMIA Local 528
Tim Parham	PHG
Marianna Talbott	NWCI

**City of Seattle Attendees**

Jon Bersche	COS - FAS
Rick Dimmer	COS - FAS
Jessica Gomez	COS - OH
Martin Norman	COS - FAS
Anna Pavlik	COS - FAS

**Contractor Attendees**

Adam DeBruler	BNBuilders
Vickie Martin	BNBuilders
Jason Steinbacher	BNBuilders

**Other Attendees**

Megan Clark	ANEW
Amesha Lawton	ULMS



## 2<sup>nd</sup> and Mercer JAC Meeting Notes

2<sup>nd</sup> & Mercer Joint Administrative Committee (JAC)  
December 2, 2020 – 9:30 a.m. - 10:00 a.m.  
Microsoft Teams Meeting

### Introductions

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

### Work Progress, Reports and Safety

#### Work Progress:

Estimated project completion is July 2021. They are working on wood framing and began the 7<sup>th</sup> floor interior wall. Roof sheeting will begin shortly. MEP subs are working from level 2 to 6. Roofers will come out this month. The last concrete pour in the building will be tomorrow, till February.

#### Safety:

No incidents to report. A worker had a non-work-related medical emergency and was transferred to Harborview. The worker is feeling better and should return to work in a week. BNBuilders changed their safety protocol and switched to surgical masks only. They increased the amount of cleaning/sanitizing. There are no COVID-19 cases and there have been none on the job overall.

The framing crew is decreasing, and dry wall crew is increasing. There are 25-35 workers and they anticipate it will increase. There is a concerted effort to have the BNBuilder crew be a major effort. All Wire Electric has helped with performance also. Performance is trending upward, and an updated SEP was completed. The City will send feedback in the next week.

### Labor Compliance

Reminder for holiday pay.

### Grievances

There are no grievances.

### Pre-apprenticeship Updates

ANEW is in week 2 of its 4-week Construction Boot Camp. There are 13 students enrolled. A recent grad, that has also graduated from the Cement Masons, pre-job is waiting for a dispatch if there are any contractors looking for a female, POC, preferred entry.

Patricia Ramirez, a 3<sup>rd</sup> period Sheet Metal apprentice who works for Hermanson won the Rising Star award during the 40<sup>th</sup> anniversary week of giving. She is working on the Climate Pledge project. Classes will start back up January 11<sup>th</sup> with a women's cohort. PACE will begin in February and both PACE and ANEW will be running out of the Kent training center starting 2021.

### Apprenticeship Updates

Jon Bersche shared a success story. Jeff, a Native pre-apprentice graduate, is a carpenter. Jeff was working two jobs while training. Jeff met BNBuilders at a mock interview and is now on his 7<sup>th</sup> project with BNBuilders. Jeff is happy to provide for his family even during hardships such as the pandemic.

## **New/Old/Unfinished Business**

Plymouth Housing spoke on a list of challenges experienced on the project. The City is aiming to spend \$250,000 in costs per apartment to reduce costs at the state and federal level. 2<sup>nd</sup> and Mercer are just over \$400,000 per apartment and some of the cost is attributable to the CWA. Typically, their project would be under state residential prevailing wages, but these prevailing wages are higher.

Some examples include a low bid contractor pulled their bid and the next bidder was \$750,000 more expensive. Subs have pulled bids and work was done for other subs to not. There was 1 bid for electrical work, landscaping costs are higher for union shop, and challenges to get a residential appliance contractor. Scaffolding also recused once they heard about the CWA. The administration of the CWA has been an additional cost to BNBuilders as well.

### **Next PHG2+M JAC Meeting January 6, 2020 – 9:30 a.m. - 10:00 a.m. Microsoft Teams Meeting**

#### **JAC Member Attendees**

Dave Benson	Local 54 Roofers
Lisa Bogardus	Seattle Building Trades
Joe Dugger	IBEW 46
Cynthia Grant	IUPAT DC 5
Bill Meek	LIUNA Laborers 242
Dean Stoneburner	Operators 302
Jesse Sanden	Local 1 BAC
Jesse Scott Kandoll	PNWRCC
Marianna Talbott	NWCI

#### **City of Seattle Attendees**

Jon Bersche	COS – FAS
Jeanne Fulcher	COS – FAS
Jessica Gomez	COS – OOH
Martin Norman	COS – FAS
Anna Pavlik	COS – FAS
Julianna Tesfu	COS – FAS

#### **Contractor Attendees**

Adam DeBruler	BNBuilders
Anna McKinnon	BNBuilders
Jason Steinbacher	BNBuilders

#### **Other Attendees**

Megan Clark	ANEW
Belinda McAdow	Turner
Amesha Lawton	ULMS
Marline Pedregosa	LELO
Jamie Yellam	Turner