

July 31, 2017

Honorable Mitch O'Farrell
Councilmember
City of Los Angeles
200 N. Spring Street, Room 480
Los Angeles, CA 90012

Date: 8/1/17
Submitted in PLUM Committee
Council File No: 17-0029
Item No.: 8
Communication from
public

Re: RD Olson Development and Hollywood Ivar Gardens Hotel

Dear Councilmember O'Farrell:

I am writing to provide our input related to certain issues that have been raised in connection with the consideration by the City of Los Angeles of the Hollywood Ivar Hotel Project (the "Project") by RD Olson Development ("RDOD"). Specifically, we are writing to respond to assertions have been made that RDOD is an anti-LGBTQ company and has a history of anti-LGBTQ activities.

When these assertions were shared with us last week, we were surprised because Equality California has a history of positive engagement with RDOD. A member of our board, an out lesbian, knows the company well, and serves as one of their key outside lawyers on matters unrelated to the Project. She and her wife have attended social events with principals of the company, and principals of RDOD have supported our organization through participation at our events, including at times that preceded this controversy.

Over the past week, we have spent time with RDOD to better understand the basis of the assertions that have been made. We believe that part of our role as an LGBTQ civil rights organization is to evaluate and call out cases, organizations or companies where we find anti-LGBTQ bias, discrimination, activities or animus. Based on our history with RDOD, and considerable discussions with the company, we have concluded that claims that the RDOD is anti-LGBTQ or has a history of funding anti-LGBTQ activities are not accurate, and as such, these claims are not a valid basis to oppose the Project.

We understand that the concerns that were raised were based on the prior membership of one of the principals of an RDOD affiliate, William Wilhelm, in a membership organization for Catholic business leaders, Legatus, that has embraced and advanced conservative and anti-LGBT positions on social issues that are consistent with Catholic Church doctrine. We have discussed with RDOD both Mr. Wilhelm and the Company's involvement with Legatus, and the Company provided us with Mr. Wilhelm's letter announcing his resignation from Legatus. In his letter, Mr. Wilhelm not only confirmed his commitment to diversity and inclusion for LGBTQ people but he specifically indicated that, despite his Catholic faith, he does not agree with the anti-LGBTQ views espoused by the organization. We note that a number of celebrities and business leaders who were engaged with or members of Legatus have similarly disassociated themselves with Legatus in the past couple years, which is what we would want them and Mr. Wilhelm to do, and which he has done.

As part of our discussions with them, RDOD also has confirmed to us that the Company has not made any financial contributions to Legatus in the past, or to any other anti-LGBTQ organization. In contrast, RDOD is a financial supporter of Orange County Pride, where they are headquartered. We also note that the Company has a number of LGBTQ employees in its senior management ranks.

Finally, in our discussions last week, the Company made clear its strong commitment to advancing leadership programs for members of the LGBTQ community, and has indicated that it will implement a jobs program aimed at enhancing employment opportunities for local members of the LGBTQ community, including transgender people, at the hotel. We have indicated our willingness to work with them to develop programs in both areas.

Overall, while we have great respect for many of the organizations who have engaged in the City process related to the Hotel's approval, we do not share the concerns that have been raised regarding the LGBTQ community, and are confident in RDOD's commitment to diversity and inclusion and to providing job opportunities for the local LGBTQ community at the Project.

A handwritten signature in blue ink, appearing to read "Rick Zbur". The signature is fluid and cursive, with a large initial "R" and a stylized "Z".

Rick Zbur
Executive Director
Equality California



BUILDING TRADES NEWS

VOLUME 22, NO.7 THE OFFICIAL PUBLICATION OF THE LOS ANGELES/ORANGE COUNTIES BUILDING AND CONSTRUCTION TRADES COUNCIL JULY 2017



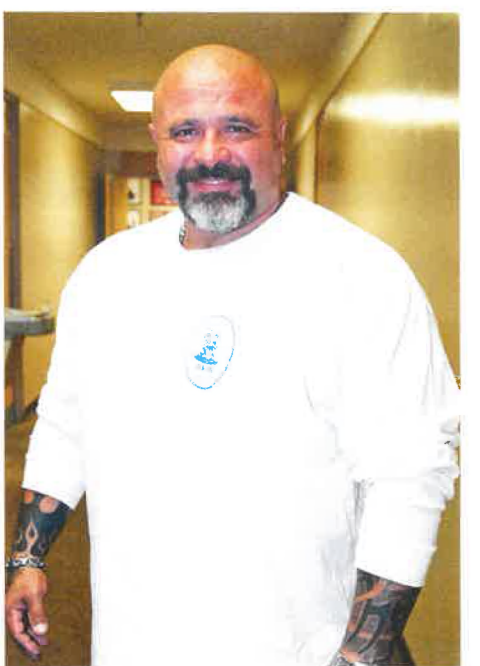
Clarissa Harmon, apprentice, UA Local 582 Plumbers & Fitters.



Martin Sanchez, journeyman, Iron Workers Local 416.



Rachel Cornejo, journeyman, UA Local 582 Plumbers & Fitters.



Tony Gianquinto, business agent, Cement Masons Local 500.

These members of affiliated local unions joined others to testify in favor of the Community Benefits Agreement.

TRADES WIN IN ANAHEIM

BY KAREN ROBES MEEKS

The Anaheim Union High School District Board of Trustees unanimously voted July 13 to approve a Community Benefits Agreement that would send local jour-

neymen and apprentices to work on various projects funded by a voter-approved bond.

The vote culminated nine months of negotiations with the Los Angeles/Orange Counties Building and Construction Trades Council over the agreement, which features a wage and benefit package for workers and prioritizes the hiring of local residents, veterans and especially school district graduates, something school board officials highlighted as a

unique element to the contract.

In exchange, the contract ensures no work stoppages that would cause projects to be delayed or go past budget.

"This vote shows that when you do your homework and have a good product as far as local hiring and commitment to the community, these agreements work," said Ron Miller, Executive Secretary of the Council, which represents more than 100,000 members in 47 local unions and district councils in both counties.

"And they prove, time and time again, that they put local people to work, which puts local tax money back into the community," he said.

The agreement encompasses two waves of projects totaling more than \$64 million funded by Measure H, a Classroom Repair and School Safety Bond approved by voters in 2014.

Projects include a \$17 million modernization effort at Hope School, \$7.6 mil-

SEE ANAHEIM PAGE 20

CELEBRATE LABOR DAY,
SEPT. 4
P. 18

\$540 MILLION HOSPITAL GOES ALL-UNION

BY ROBERT BUSCEMI

With preliminary work already begun and an official groundbreaking planned for ear-

ly next year, the Providence Tarzana Medical Center is poised to undergo a \$540 million transformation in the coming years. All

work will be done by the Building Trades under a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council.

Tarzana will see 1,000 new construction jobs, while keeping a busy, regionally vital hospital open for the duration of construction.

The expansion and overhaul will be comprehensive. In addition to a brand-new, state-of-the-art five-story patient wing with 190 private rooms, the Tarzana complex will see upgrades in a variety of other areas.



Providence Tarzana was founded in 1973.

These include enhancements to a high-volume emergency department, which now

SEE HOSPITAL PAGE 17

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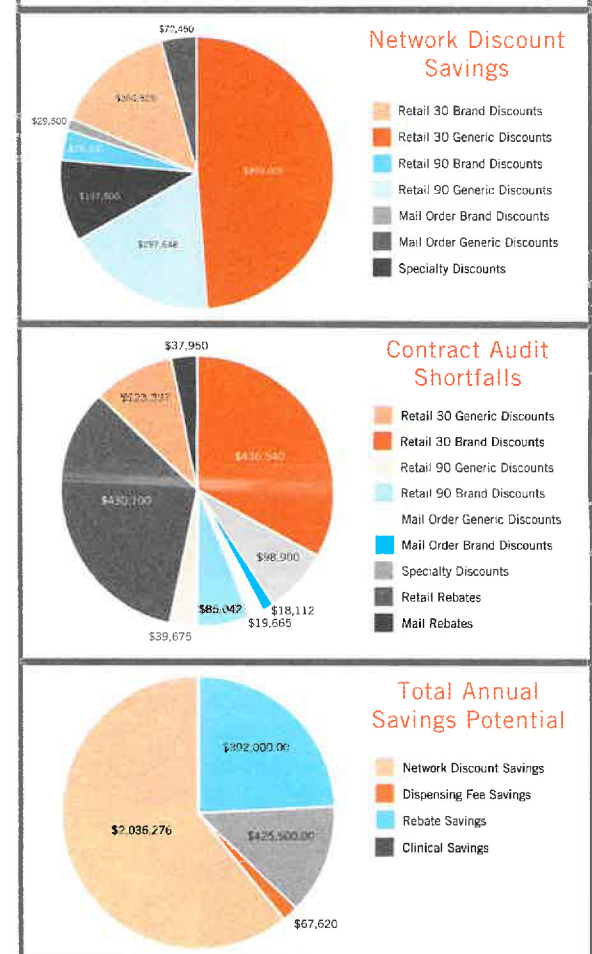
- Pharmacy benefit management overcharges
- Contract compliance gaps
- Discount and rebate guarantee shortfalls
- Drug misclassifications affecting cost

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Sample Illustration of Audit and Savings Reports



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FROM THE EXECUTIVE SECRETARY

IS THERE A WORKER SHORTAGE?

Our Pipeline Is Open for a Well-Planned Future

When the beautiful Wilshire Grand held its opening ceremony last month, it was a world-class event, attended by elected officials, international business people and residents from all over Los Angeles. There was only one person missing. Eleven thousand, five hundred people, actually—the men and women of the Building Trades local unions who built that magnificent place.

They left their mark, in every piece of conduit, concrete, tile, iron, glass, carpet and pipe on the site. But every single one of these members has gone on to work at another job. No matter how much we may like a project, and no matter how famous it is, there comes a moment when we put it in our rear-view mirror and drive to the next job.

We have no choice, if we want to keep working.

For every project that comes to an end, a union member is ready for the next one. We plan for the long-term career, not the short-term boom.

That's not so common these days. A smart fellow named Rick Wartzman has just written a book called "The End of Loyalty: The Rise and Fall of Good Jobs in America."

By good jobs, an interview says, "Wartzman means jobs that offer a decent wage, job security, good benefits, including affordable health insurance and a safe way of having money set aside for retirement."

Wartzman says it's a tragedy of American society that many good jobs are gone. He profiles how four corporations that once had reputations as great employers—General Motors, General Electric, Coca Cola and Kodak—eventually broke the "social contract" between themselves and their employees, and sometimes union contracts.

Well, those good jobs of yesterday sound a lot like Building Trades jobs of today. Union jobs with benefits and a modest retirement. Respect on the worksite, to be safe and to use our skills. The ability to start out right, through joint labor-management apprenticeship, and to improve throughout our careers, with journeyman upgrade classes. In our current times, when it's more and more rare to find these kinds of jobs in the private sector, we are pushing constantly to get them for our members.

So when we start to hear rumors about a shortage of workers in the construction sector, it makes us suspicious. We are in a building boom right now. For every project that wraps up, it seems another one is starting. But don't forget, we need that new job to start, just to maintain our level of employment.

We certainly know we'll have a coming wave of retirements within the next few years. So we are engaged in a massive outreach to recruit new apprentices to prepare for that. We are



BY RON MILLER
Executive Secretary

responding to the market by bringing in new members in a disciplined, organized way. The affiliated local unions of the Building Trades now have over 10,000 apprentices in their training programs, up from 4,000 in 2011.

We don't see a shortage. We see a balancing act. Our members' lives and livelihoods are not disposable to us. When each apprentice turns out and becomes a journeyman, he or she will be with their Trade for the rest of their working lives.

When we dig more deeply into which construction sector is complaining about a worker shortage, it's the low-paid residential sector. The same sector that systematically stopped employing union labor several decades ago. Just like the big corporations Wartzman talks about, they decided to stop investing in training; to look for short-term profit over long-term relationships; and to treat workers as cheaply as possible.

The housing sector decided workers were expendable and exploitable. Now it's come back to haunt them.

They were so busy breaking the rules, they are shocked that they now have to play by them. At a certain point, they can't chase workers any further to the bottom. Even the most disadvantaged are telling them, "That's enough."

Yet this is the same sector that is crying poverty to the state legislature, trying to pressure lawmakers to cut wages as

much as possible on housing construction. It's homes or jobs, they threaten. If you pay a worker a decent wage, you are taking a home away from another worker. They should just hold up a homeless puppy or kitten to complete the picture. Our wages are perhaps endangering family pets as well.

But how much lower can you go from \$12 an hour with no benefits? From paying in cash—or not at all? The housing crisis in California is not caused by workers getting paid too much. In fact, as basic economics will tell you, if this sector is having trouble attracting workers, it is because it pays too little.

We are now organizing to include some residential projects under our union umbrella. There's not a shortage of workers to staff them. There's a shortage of partners who want to work in an enlightened, progressive way, to bring good jobs and benefits to even more members of our society. The more jobs we organize, the more we can bring people into our Trades. The skilled and trained workforce of the Building Trades will enhance this industry by making it more efficient.

That's the way to solve the real shortage in this country—of good jobs.



BUILDING TRADES NEWS

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**“THE HOUSING SECTOR
DECIDED WORKERS
WERE EXPENDABLE
AND EXPLOITABLE.
NOW IT'S COME BACK
TO HAUNT THEM.”**

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Sheet Metal Workers Local 105
Sheet Metal Workers Local 170
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Teamsters Local 952
Teamsters Local 986

Change of address: Union members, please contact your local.

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BUILDING
TRADES
NEWS

1 BUILDING TRADES WIN
AGREEMENT IN ANAHEIM

Orange County union members
testify for work in their community



PG. 1

1 \$540 MILLION HOSPITAL
TO START ALL-UNION
EXPANSION

Providence-Tarzana will bring its
campus up to date with a new
building and seismic upgrades



PG. 1

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SECRETARY

When one job ends, another
must begin—so we never take
employment for granted

5 ANTELOPE VALLEY
COLLEGE TEAMS WITH
TRADES

Projects for \$350 million bond
measure will be under a labor and
community agreement

6 WILSHIRE GRAND OPENS
WITH A FLAIR

More than 11,500 union members
worked on the tower, and they left
a mark that soars high into the sky



PG. 6



PG. 8

8 Q AWARD CELEBRATES
'THE WIZARDING WORLD
OF HARRY POTTER'™

LA's hottest new attraction is the
work of skilled union craftspeople



PG. 12

12 ON THE JOB

IBEW Local 11 helps bring the
Crenshaw/LAX line to Los Angeles

15 FROM THE STATE
BUILDING TRADES
PRESIDENT

Don't cut prevailing wage to build
housing

18 LABOR DAY HOSTS
PARADE AND CONCERT

On Monday, Sept. 4, families and
friends can march, eat, enjoy and
learn what labor has done for the
United States



PG. 18



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COUNCIL AND COLLEGE LAUNCH \$350 MILLION IN PROJECTS

After Passing Bond Measure, Board Votes To Work With Building Trades



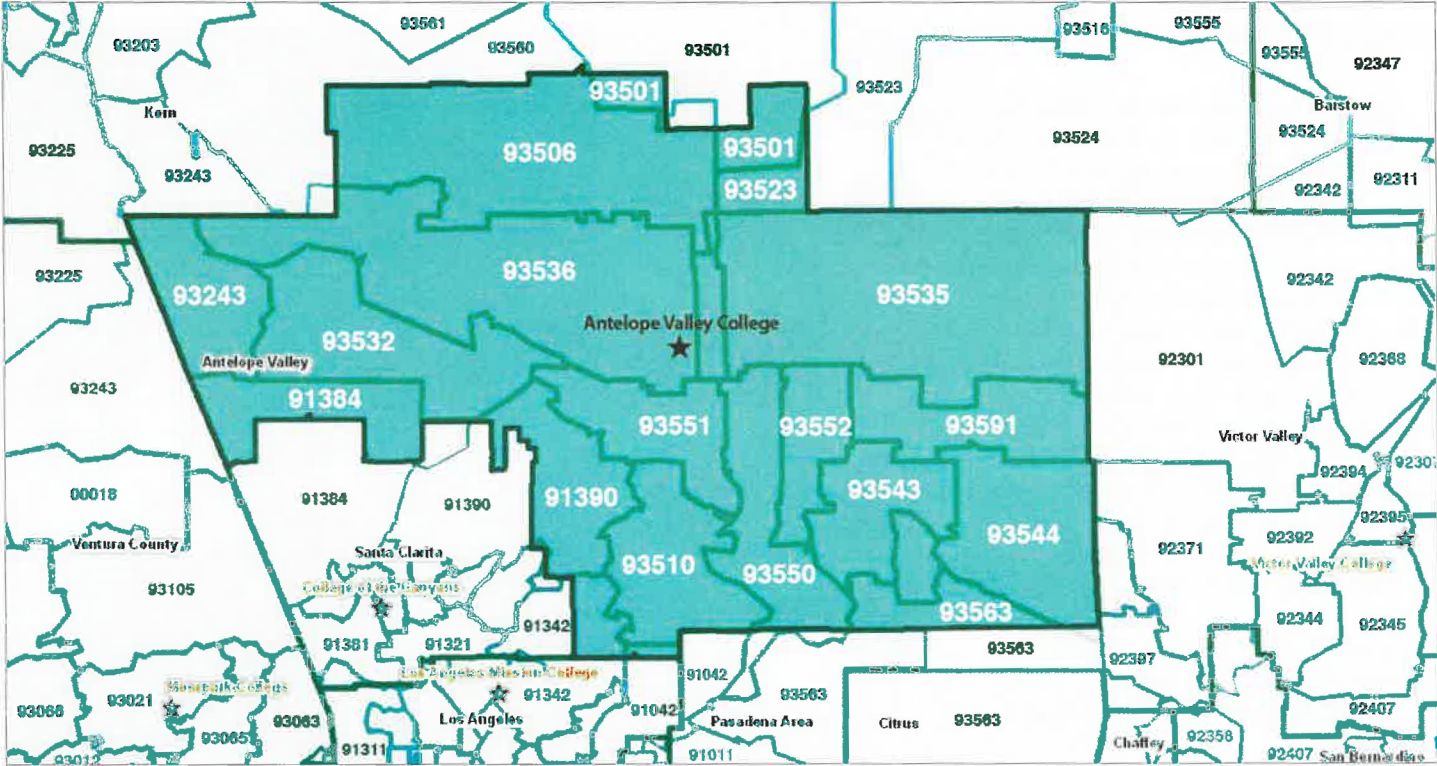
"The cooperative efforts of the Building Trades unions and AVC are going to greatly improve local employment, as well as trade education," says Lancaster Mayor R. Rex Parris.

BY LESLIE BERKMAN

The Building Trades have committed to foster local hiring for construction that will begin shortly under the Los Angeles/Orange Counties Building and Construction Trades Council's first Community Workforce Agreement with the Antelope Valley College District.

"It is about local jobs in the Antelope Valley and creating additional apprenticeship opportunities," Council Representative Chris Hannan said of the five-year CWA, which the Antelope Valley College Board of Trustees approved unanimously March 13.

"I cover the desert area, and I am very excited," said Mitch Klein, business agent for



The agreement provides hiring goals for residents of the college's service area.

IBEW Local 11 in the Antelope Valley. "This is a great thing we are doing out here and it's been a long time in coming."

Local hiring is envisioned to help the Antelope Valley reap more economic benefit from the \$350 million bond issue that valley's voters approved in November 2016. The main campus is in Lancaster, with a smaller loca-

tion in Palmdale. Bond proceeds will be used to renovate the outdated college facilities and gymnasium and to build new classrooms and laboratories, a student service building and a fine arts complex.

"Partnerships and collaborative efforts are what have forged the way for many of Lancaster's greatest achievements in recent

years," Lancaster Mayor R. Rex Parris told "Building Trades News." "In keeping with this tenet, the Los Angeles County Building Trades Union and Antelope Valley College are joining forces to create truly impactful opportunities for our citizens, and I couldn't be more excited about the ensuing benefits

SEE ANTELOPE VALLEY PAGE 22

"The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have little."

— Franklin Delano Roosevelt

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WILSHIRE GRAND OPENS WITH LIGHTS, MUSIC AND MOVIE

11,500 Union Members Built LA's Tallest Tower

BY ROBERT BUSCEMI

The \$1 billion-plus, Building Trades-built Wilshire Grand Center in downtown Los Angeles celebrated its opening June 23. The USC band played, a cornerstone was signed, elected officials and dignitaries held forth and ribbon was cut. Evening festivities brought music and dramatic displays from a cutting-edge LED light system. Earlier, on June 17, "Heads, Hands, Hearts," a documentary about the Building Trades union members on the job, premiered at a downtown movie theater.

"The Wilshire Grand embodies the transformation of downtown LA—it has created tens of thousands of good-paying jobs, and is bringing new energy and opportunity to a growing neighborhood," Mayor Eric Garcetti said.

The work of 11,500 local affiliated union members who put in 5.4 million hours lives on in what is now the tallest tower west of the Mississippi.

The 73-story skyscraper went up all-union under a Project Labor Agreement with the Los Angeles/Orange Counties Building and Construction Trades Council, with as many as 950 workers on site per day. The project launched in October 2012 with the "deconstruction" of the previous occupant, a smaller hotel. In February 2014, union crews laid 21,200 cubic yards of concrete in a Guinness-Record-setting "world's longest continuous mat pour."



At the premiere of "Heads, Hands, Hearts: Craftsmanship at Work," about the Building Trades at the Wilshire Grand, l-r, director/producer Kelly Candaele; co-producer Hector Cruz Sandoval; Robbie Hunter, President, California State Building and Construction Trades Council and Ron Miller, Executive Secretary, LA/OC Building and Construction Trades Council.

Council Executive Secretary Ron Miller signed the cornerstone, and said the Wilshire

Grand already holds a special place in Los Angeles history. "The skilled men and women of

the Building Trades have created one for the ages. It will be a showpiece of union crafts-

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LOS ANGELES CITY NEWS

manship to visitors from around the world for years to come, an achievement that everyone can see and enjoy.”

“This beautiful design is an economic driver for our communities,” State Senate President Pro Tempore Kevin De Leon told hundreds of people at the ribbon cutting. He said the state’s travel industry has grown each of the last six years, and even more so in LA. “We put men and women to work, we grow an economy and we allow individuals to become part of the middle class.”

Crown Jewel of Figueroa

Yang Ho Cho, Chairman and CEO of developer/owner Korean Air, said the structure is his way of giving back to the city. “I have long dreamed of reinvesting in LA, my second home. We promised a world-class project and we delivered the crown jewel of Figueroa Street. This is a proud moment.”

AC Martin CEO and President Chris Martin recalled the world-record concrete mat pour and thanked the Council by name for bringing his firm’s design to life. “As far as the LA/OC Counties Building and Construction Trades Council and the thousands of men and women who worked tirelessly, I’d like to thank Ron Miller and his predecessor Robbie Hunter in particular. The quality of the work on this project is unsurpassed. As you may have noticed, this project ran three 8-hour shifts, seven days a week.”

LA City Council President Herb Wesson drew cheers for his shout-out to the workforce responsible for the brand-new landmark. “I’d like all of you to give a round of applause to the men and women who built one of the

greatest buildings in downtown LA—our Building Trades. LA is in a renaissance mood. We do things big. We attract attention. We set trends.”

Turner Construction’s General Superintendent Michael Marchesano said that working with the affiliated unions of the Building

Trades” guidelines and earned LEED Gold certification, and can withstand a magnitude 8 earthquake.

At street level, just feet from the 7th Street/Metro Center subway station, the building’s entrance plaza is topped by a river-like flow of glass. A color-illuminating vertical steel



Yang Ho Cho, chairman of project owner and developer Korean Air, wields his scissors for the ribbon-cutting.

Trades was a study in how to do a job right. “The Building Trades were fantastic. They were professionals, and everyone stuck together—that’s the key. You have the quality, the professionalism, and everyone knows how to treat each other. So I had a comfort level from day one with them, and I learned so much about how they work hand in hand with each other. They’re truly brothers and sisters in the field, and that’s why they were so successful. We could have never done this with non-union labor.”

The eco-friendly building met “Green Cali-

spire brings the structure to 1,100 feet, rising above a glass “crown” inspired by Yosemite’s curved Half Dome. This marks a departure from a former mandate that all skyscrapers be built with flat tops that could support helipads.

The nearly 900 InterContinental hotel rooms on the higher floors move downtown closer to its 5,000-new-rooms goal for supporting travel and tourism growth. Hotel workers are represented by UNITE Here. The rooms also strengthen the city’s bid for the summer Olympics in 2024 or 2028. Guests check in at LA’s first “sky lobby” on the 70th

floor and enjoy a sky deck, outdoor plazas and ballrooms that open onto gardens. The steel and glass giant’s lower floors house 350,000 feet of office and convention space.

LA County Supervisor and former US Secretary of Labor Hilda Solis said that good union jobs are worth celebrating. “Thank you to the hard-working construction team at Turner and our Building Trades unions. This building clearly shows that for Angelenos and our global partners, the sky is the limit. I’m talking about 11,500 local jobs in the construction industry, and about 1,750 permanent jobs supported annually. Great architecture speaks to everyone—and all of this was accomplished with a LEED Gold rating, and right at a major transit hub.”

California Assemblyman Miguel Santiago also marveled at the surge in downtown LA development. “To be able to erect this in three and a half years? Very few teams can do that. So we know that the one assembled here, from every construction worker to every architect to every investor, is top-notch. Thanks for all the work you’ve done.”

Jose Huizar, City Councilman for the 14th District, called the project and its workforce early catalysts for downtown LA’s explosive growth. “Ten years ago about 10,000 people called downtown LA home. Today we have about 70,000, and it’s projected that by 2040 we’ll have 180,000. This project was the stimulus for other investors to say ‘This is a business-friendly city. This is a supportive City Council. There are hard-working men and women who want to build. This is a city that is transforming and developing a new identity.’”

Photo by Hector Cruz Sandoval

Union Jobs from Union Funds

Washington Capital Management
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‘Q’ CELEBRATES UNION CRAFTSMANSHIP

BY BEIGE LUCIANO-ADAMS

In its 15th year, the annual Q Award won its highest attendance ever as 265 people celebrated the honor, which was presented June 15 to NBCUniversal for “The Wizarding World of Harry Potter.”

The Alliance for Quality Construction gives the Q Award to work that exemplifies the “integrity and excellence of union craftsmanship.”

At a luncheon in the Globe Theater at Universal Studios Hollywood, Karen Irwin, Universal Studios Hollywood President, and Ed Chuchla, chief of real estate for NBCUniversal, each accepted the award on behalf of their colleagues—but immediately shifted focus to the hard-working men and women of the Building Trades.

“We owe a debt of gratitude to the people in this room,” Irwin said. “Those projects certainly don’t happen without the dedication and commitment of a lot of really incredibly talented people. I hope you’re all as proud of it as we are.”

“Let’s be really clear. This is an award that’s all about flipping the spotlight right back on you,” Chuchla told the attendees, who included union leaders and members, as well as signatory contractors. “Every Tradesman, craftsman and woman sitting



“I hope you’re all as proud of it as we are,” says Karen Irwin, Universal Studios Hollywood President, with LA City Councilman David Ryu.

in this audience made it happen, right? And for that, we’re incredibly grateful.”

Council Executive Secretary Ron Miller said the annual ceremony is a chance “to stop and appreciate something new, exciting and different that now exists because a group of committed people put their heads together.”

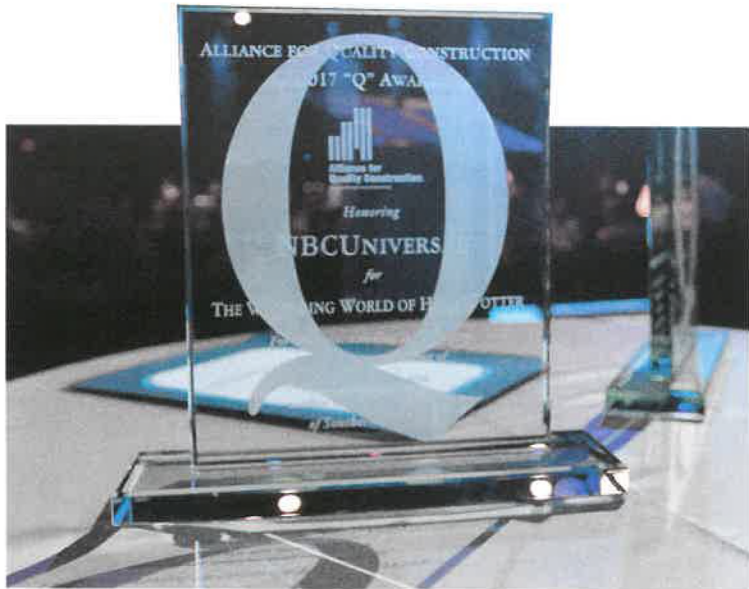
That, he added, is the story of the Building Trades: “We’re creators. And in that, we have much in common with NBCUniversal, JK Rowling and ‘The Wizarding World of Harry Potter.’ We like to say, ‘You dream it, we will build it,’” Miller said, recalling the many years working closely with NBCUniversal to get through the permitting process.

Climbing Out of the Recession

When the project was announced in 2011, Miller said, “We were climbing out of one of the worst recessions that we’ll ever see in our lifetime. Our members rode that wave with us, all the way down, and now back up. They stuck with us, they upgraded their skills, and they used all of their abilities and did everything they could to stay in their Trade, even when we had little work for them to do. This project is not just part of the recovery, it’s also a showcase for their talents.”

LA City Councilman David Ryu of the 4th Council District said, “At times when the headlines seem bleaker and even more discouraging, we must focus our attention on the people, the places, and the moments

Photos by
KATY WINN



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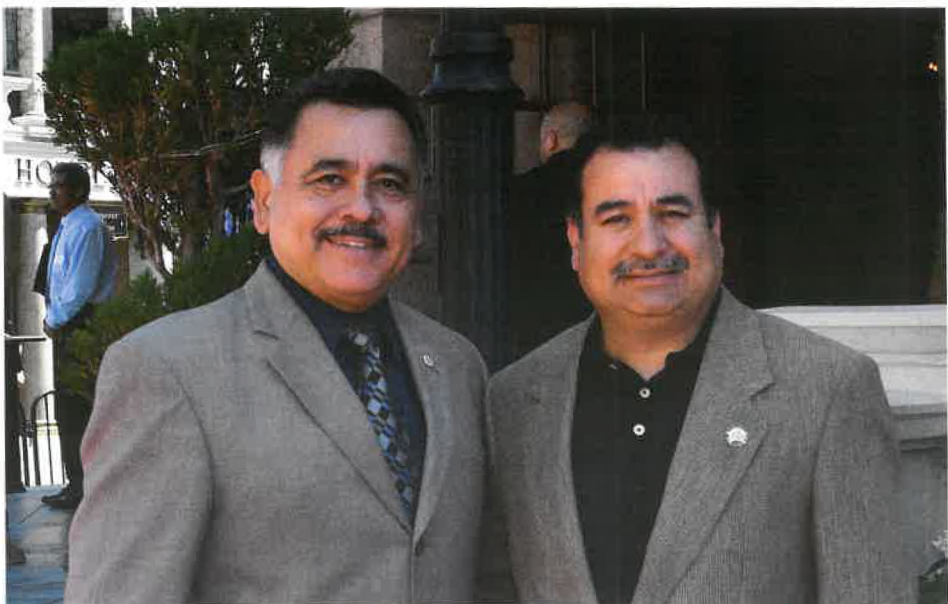
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Q AWARD 2017: **NBCUNIVERSAL**



Jaime Valdivia, director of P.I.P.E., center, with Marta Martin of Murray Co., left, and Rachel Valdivia.


that make our world truly magical. The 4th District is very lucky to have NBCUniversal as its neighbor and partner.”
This project, Chuchla added, “would not be possible without the Trades represented in this theatre today. And more importantly, it would not be possible without a bunch of unions that would continue to train your folks to do increasingly complex projects
SEE Q AWARD PAGE 10



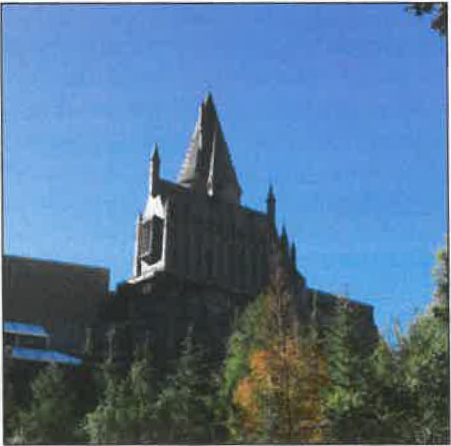

Sergio Rascon, left, Business Manager of Laborers Local 300, and Sergio Ramos, Local 300 Recording Secretary.



L-r, from Cement Masons Local 600: Ricardo Gonzales, Thony Sarmiento, Business Manager Scott Brain and Mike Cammarano.



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L-r, from Plasterers Local 200: Business Manager Tom Castleman, David Casey, Carlos Ponce and Christian Betancourt.

Q AWARD

CONTINUED FROM PAGE 9

we throw your way.” Chuchla added that “we’ll throw more your way,” setting the stage for more work at NBCUniversal, where the Trades also built a huge parking structure to accommodate new visitors, as well as the Brokaw News Center, which will serve as media headquarters for the Olympics if Los Angeles wins the 2024 or 2028 Games.

Union leaders at the luncheon expressed a sense of accomplishment in the unique work.

“The first thing that comes to mind is pride,” said Sergio Rascon, Business Manager for Laborers Local 300. “Pride not for myself but for the people that I represent. When our people are part of the Building Trades that build all of this, obviously it makes us very proud to see the results of the hard work and the training involved in order to produce what we see in a finished product.”

A Custom Project

Danny Garcia, representative for Bricklayers and Allied Craftworkers Local 4, said the project was a big one for his members, who did custom masonry and tile work. With the PLA in place at Universal, he said, “the guys are excited to come here. They can bring their families after and show them.”

Scott Brain, Business Manager of Cement Masons Local 600, also noted the high level of custom work such as architectural concrete.

“All of our work is the exposed product on the ‘Harry Potter’ ride and it’s just amazing to see,” Brain said. “It was different in the fact it was a custom project. It was a very large job for us and toe-to-tail, it shows our expertise in concrete.”



L-r, from UA Local 78 Plumbers, Business Manager Doug Marian, Tawni Patrick, Cristina Cabada and Scott Pearson.



L-r, Chris Ritter and Jack Sample of general contractor PCL, with Don Odom of signatory contractor Murray Company.



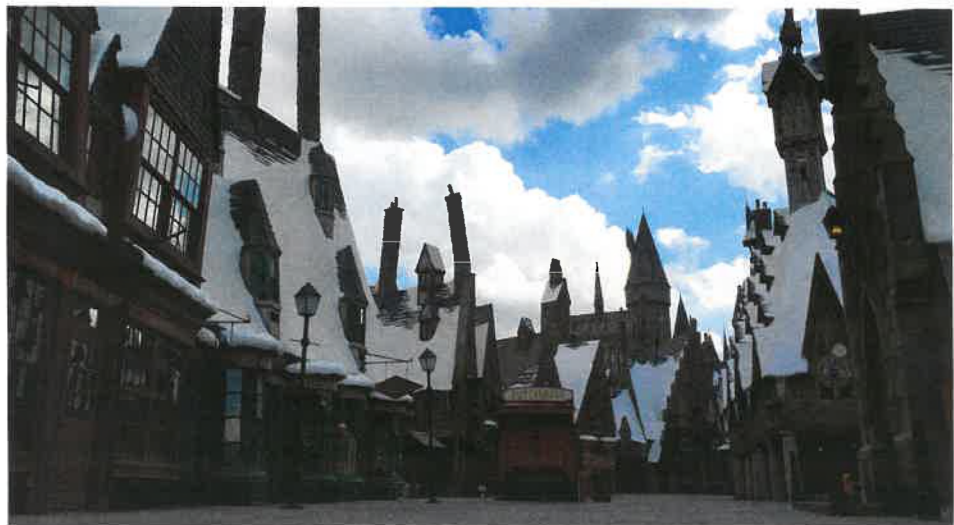
Jovita Penunuri of Plasterers Local 200 and daughter Amber.

Tom Castleman, Business Manager of Plasterers Local 200, noted that the plaster portion was originally going to go non-union.

“But with Robbie Hunter and Ron Miller we were able to get a PLA for this project. It



A dragon skeleton located inside the “Defence Against the Dark Arts” classroom in Hogwarts castle.



Hogsmeade village and the Butterbeer cart.

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Q AWARD 2017: NBCUNIVERSAL



2017 marked the 15th annual Q Award.

was steady employment for 50 to 70 guys at a time, for over a year, and everybody just looks at the project in awe," he said.

Chris Ritter, operations manager for PCL Construction, pointed to the efficiency of the job.

"The amazing part to me is the amount of work that got done and the complexity of it. It took less than two years to actually complete the project from the time we broke ground, which is a tremendous feat," Ritter said.

Ritter also passed on an invaluable compliment from a Warner Brothers executive who represents the interests of "Harry Potter" author J.K. Rowling and has been involved in all branded projects, including parks in Orlando and Japan.

"Each time they did another, the stakes got higher; the pressure increased, they knew what they liked and wanted repeated, and they knew what they didn't like and wanted to improve. And he expected us to deliver, and I can say at the end of the day he told us, this is by far the best project

they've ever done. Personally I've been just totally humbled by the experience, getting to work with those here and those you represent."



"Every Tradesman, craftsman and woman sitting in this audience made it happen," says Ed Chuchla, chief of real estate for NBCUniversal.



AQC Chair Pam Ackrich and Darnell Tyler, director, real estate planning and community relations for NBCUniversal.

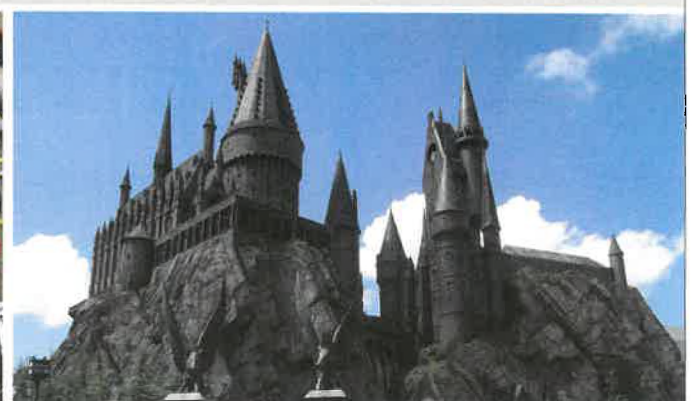


L-r, Joy Forbes of NBCUniversal; Pam Ackrich; Karen Irwin; Ed Chuchla; David Ryu; Stephanie Cohen, representing LA County Supervisor Sheila Kuehl; Ron Miller; Chris Ritter and Karo Torossian, representing LA City Councilman Paul Krekorian.



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IBEW LOCAL 11 LIGHTS UP LIGHT RAIL

Going Underground on the Crenshaw/LAX Line



"I've been with Neal Electric for a while already; they treat me good," says journeyman Fernando Martinez, 45. "And the union gives me the opportunity and the benefits."

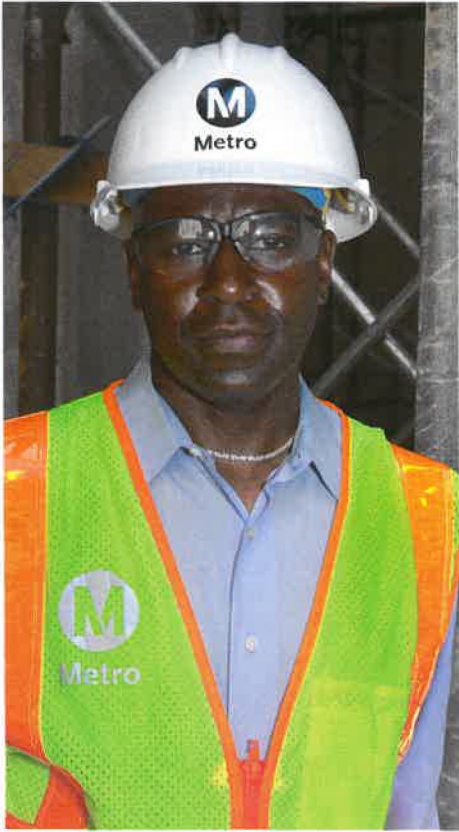
BY MARK EDWARD NERO

Los Angeles is a commuter county, one whose residents first and foremost depend on cars to get them from place to place. But other forms of transpor-

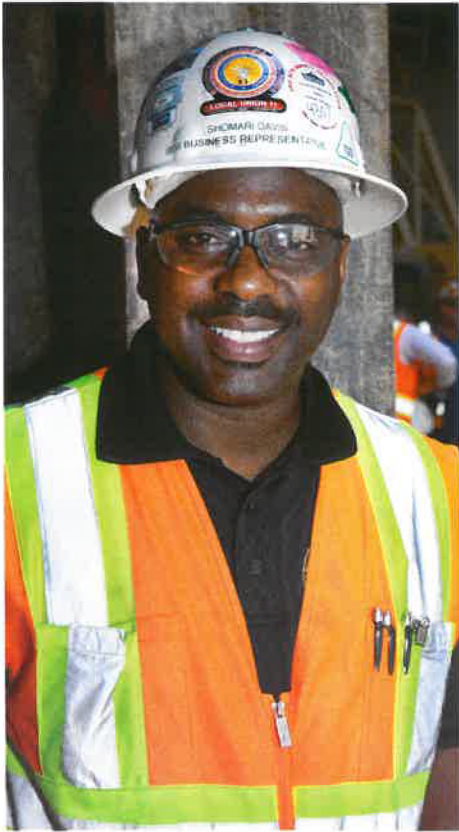
tation, including light rail lines, are shaping the future of LA transit. Knowing this, LA County Metro has for years been engaged in a project that aims to extend a new line, Crenshaw/LAX, from the existing Exposition

Line at Crenshaw and Exposition Boulevards. And crucial to that is the participation of the Building Trades local affiliated unions, and at their forefront, IBEW Local 11.

"The Crenshaw line has been a long journey in the making," said Shomari Davis, representative of Local 11, who joined "Building Trades News" on a site visit 100 feet underground for the future station at Martin Luther King Jr.



Anthony Crump of Metro.



Shomari Davis of IBEW Local 11.



Apprentice Marlon Anderson, right, with Andrew Ammsso of Local 441.

ON THE JOB



"When I was a kid, I got shocked by electricity, and I've been excited by it ever since," says Quiontessa Riddick, a second-year apprentice.

and Crenshaw Boulevards. Neal Electric is the signatory contractor. Davis said he's been working on projects in the MLK-Crenshaw area since he was an apprentice more than 15 years ago.

"I'm always happy to see this community progress, especially with all of the building that Metro's doing," he said.

About 25-plus members of his local are on the project on any given day, he said.

"And as we get more stations happening, it will definitely go up because there's a lot of electrical work at every

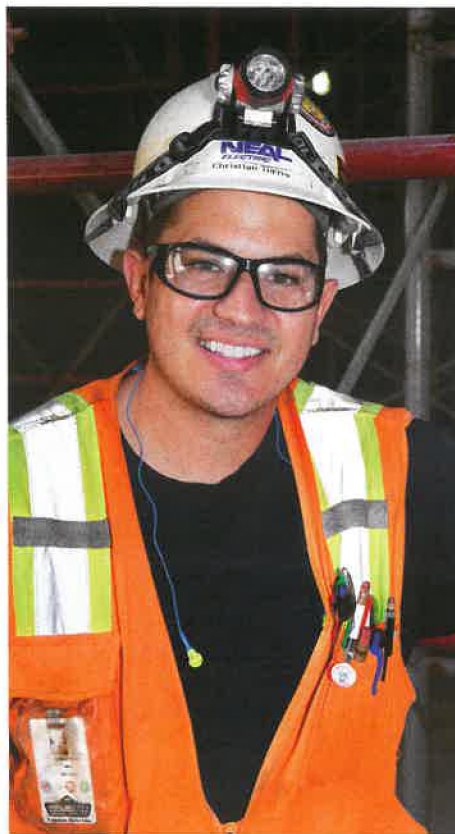
station and all of our disciplines work here," he said. "All three of our classifications are working on this project, which is great. It'll be something they can be proud of when it's finished."

Pride in Work

That pride is part of second-year apprentice Quiontessa Riddick's motivation for coming to work each day. She lives just 20 minutes from the MLK station. "I used to do office work," says Riddick, 49. "I looked outside and saw the construction workers and said, that's where I need to be. The pay is a lot different. In the office, my max was \$14 an hour. Here, I started at \$16.32 and I'm already on my third level of pay, and working on my fourth."

SEE IBEW LOCAL 11 PAGE 14

Photos by
KENNETH JOHANSSON



Christian Torres, 26
Journeyman

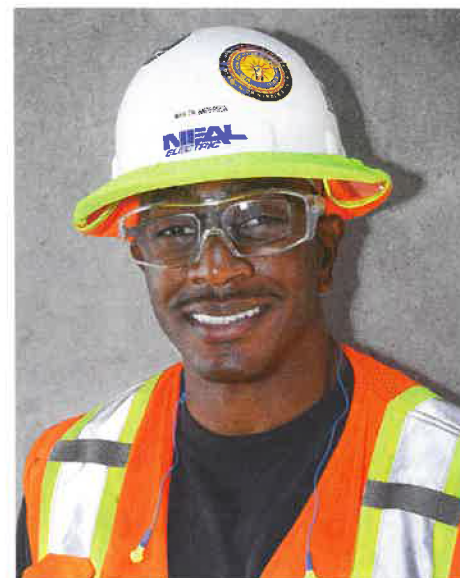
"I wanted a good job where I was able to get good benefits for my family. I love the work that I'm doing and I'm happy to come to work every day. I'm proud to say that I'm union and I'm happy to be able to take care of my family and people that rely on me." On the job at Crenshaw/LAX since November 2016, Torres has worked in all three of the line's underground stations.

"It's intimidating at first, but once you get used to it and you know everything's safe, you're good."



Jannette Bautista, 48
Journeyman

"I joined as an apprentice in 1995. I like to travel, I like the pay, and I like the excitement of the job."



Marlon Anderson, 31
First-year apprentice

"What I can honestly say about the union is it's a great opportunity and a career builder for young men and women. What's most important is the brotherhood about it -- the 'one team, one dream' mentality. We all work together for a common cause, to build up this great city -- and any other city. What I also like about it is it's a camaraderie among us unions. Out here, we've got Iron Workers, we've got Plumbers, we've got Sheet Metal Workers, all of us are working together."

I like it because it gives me a Trade and helps take care of my family, and it also stimulates my mind. That's why I like the IBEW. It's a challenge, and keeps me always busy."



Misael Garcia, 36
Second-year apprentice

"I was working in a restaurant, as a bus boy. I said 'I need a better future,' so that's why I decided to go to the union. They offer opportunities and equality. The union doesn't discriminate. I see a big difference between the union and the non-union work. Over here, they respect everything. I never have any problems with my pay, it's steady, everything's good. Sometimes when I was working non-union, I had many problems with pay." He's been encouraging friends to sign up.

"Think about your future, think about your family, I tell them. This makes me proud of the IBEW, because I'm doing something important over here, building something strong for the future."



The site of the future MLK station.

Crenshaw/LAX will include eight stations over eight and a half miles, and includes a variety of construction terrains and challenges. “It has underground segments, at-grade segments, as well as some aerial segments,” said Anthony Crump, a community construction relations manager with Metro.

Pre-construction on the \$2 billion project began in 2013, with heavy construction kicking off the following year. The line is projected to open by the end of 2019, Crump said.

“The number of people working on this varies, so it can be anywhere from 500 to 700 people, depending upon what’s going on at that particular point in time,” Crump said.

Construction Careers

“This work is being done under a Project Labor Agreement, one of the first ones that the Metro board authorized as part of our Measure R funding,” Crump explained. “Project Labor Agreements form a partnership with our labor partners to ensure that union workers get jobs. We provide some opportunities for people to enter the workforce through the apprenticeship program through different mechanisms. We have a construction careers policy that comes along with that. Basically, the idea is to give local residents jobs, to give back to the local community.

“We’re really excited about the opportunity to transform Los Angeles



Quiontessa Riddick pulling wires in the tunnel under the MLK station.

County with new transportation options, and of course we’re very proud of our relationship with our union labor partners in getting that done.”

Another Local 11 worker benefiting from the PLA and from IBEW Local 11’s renowned apprenticeship training is first-year apprentice Marlon Anderson, 31, of Long Beach. Anderson,

who’s performed various tasks on the job, including installing underground conduit, fabricating pieces, tunnel work and fitting PVC pipes together, said that the project has instilled him with a sense of pride.

“I’m looking forward to riding this thing one day,” he said. “Take my children on it and say ‘I remember when

this was a big hole in the ground.’

“The train is a big part of the city in general, because one train from Long Beach connects to LA, and that connects all the way up to the San Fernando Valley. It also lowers emissions on the highway and it’s a time saver. You can save a little money and take the train without all the traffic.”



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FROM THE STATE BUILDING TRADES PRESIDENT

HOUSING BILLS CAN'T STOMP ON PREVAILING WAGE



BY ROBBIE HUNTER
President, State Building Trades Council

At long last, it looks like California lawmakers are getting serious about the state's housing crisis. At the same time, it's crucial that legislators in Sacramento watch out for developers going on the attack against the blue-collar construction workers who are suffering like millions of other less-than-wealthy Californians who are paying more and more every year to put a roof over their heads.

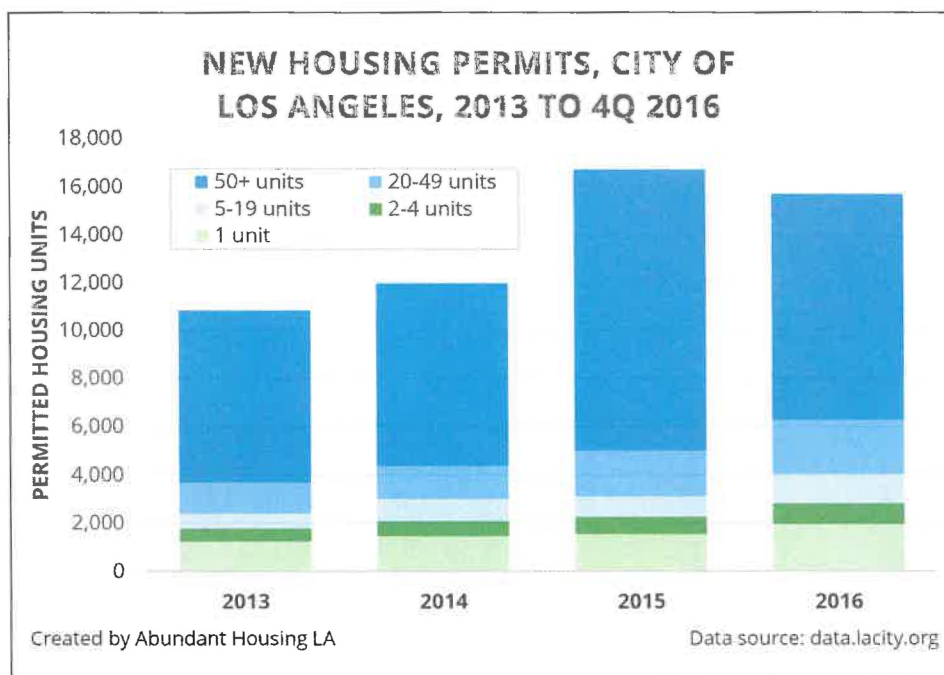
When the developers moan about the cost of labor, when they ask for changes in the law to get rid of the prevailing wage, our elected representatives need to know what the unscrupulous among the modern-day land barons really want.

They want to revert to the underground economy, where they pay their workers in cash under the table, with no benefits, setting them off against each other in a race to the bottom. They want to avoid paying state and federal taxes and fees for new schools and sewage plants and other infrastructure. They want to pay as little as they can and charge as much as they can while we pay as much as they can extract from us while they profit as much as they can at our expense.

**“IT IS MORALLY
REPREHENSIBLE
TO DENY
WORKING PEOPLE
THEIR FOOTHOLD
IN THE
ECONOMIC
MAINSTREAM.”**

You can do that when you own the land, when you go on spending sprees when the business cycle spins downward, so you can control the market when the economy improves.

No, there's nothing wrong with making a fair profit, and making smart investments when times get tough deserves its reward, too. But there is something morally reprehensible about denying working people their foothold in the economic mainstream, about relegating them to less-than-standard housing of their own, to unsafe communities, to long commutes, to futures for their children with little



Larger housing projects form the majority of new residential construction in Los Angeles.

chance of ever joining in on our nation's prosperity.

Of all the progressive legislation passed in the United States going back to the presidency of Teddy Roosevelt, perhaps none established a greater degree of fairness for blue-collar workers than the 1931 Davis-Bacon Act. For 86 years, the law has established a minimum hourly rate for construction workers on taxpayer-funded projects based on the predominant hourly wage for each Trade in each locality across the country. The prevailing wage as established by Davis-Bacon has long governed the big public construction projects like roads and school buildings and, in the past two years, California's high speed rail project (which also has a Project Labor Agreement).

Wages Don't Cause Shortage

Now, with Sacramento's focus on housing in the current legislative session, academics, politicians and newspaper columnists who do the bidding of the greedy have extended their targeting of the prevailing wage to legislation that seeks to resolve some of the pressures in finding a place to live.

Erroneously and relentlessly, they sprinkle their discussions on the causes of California's high housing costs with suggestions that the prevailing wage is right up there as a culprit, next to local slow-growth policies, added permitting costs, lengthy environmental reviews and inclusionary zoning ordinances.

In a market-based system where demand for housing far exceeds the supply, especially along the California coast, where lots of people want to live and where blue-collar workers are being priced out of their homes, the absolute wrong thing to do would be to reduce wages on the segment of the population that needs all the political help it can get to hang on to what it's got left.

Prevailing wage construction workers, first of all, add almost nothing to the cost of the multi-family projects that would come under the jurisdiction of Davis-Bacon in the state's affordable housing initiatives, according to the reputable and reliable work of researchers at SmartCitiesPrevail.org.

construction companies that see the value in providing decent health benefits to their employees, rather than relying on taxpayers for their care.

Still, the housing situation in California is grave. Market forces continue to exacerbate the jobs-housing imbalances. Lawmakers have much to debate in trying to rectify the supply side of the equation, where some estimates on the shortfall in new housing construction quote a figure of 240,000 needed units a year that are not getting built.

Bond for Building

Lawmakers this year seem intent on making some progress on that score, by moving forward on a \$3 billion affordable housing bond for the November 2018 ballot and on another bill that would streamline the review process for new housing construction in places that have been falling short.

The State Building and Construction Trades Council of California supports these initiatives, both of which include prevailing wage provisions. At the same time, we will just as severely oppose any effort that would remove the prevailing wage from any housing proposal that contains a public component.

There is no question that California has to take steps to build more houses. It also needs to make sure that the construction workers who give rise to them will make a decent enough wage to live in them.

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Above and clockwise from top left: Steward Jessica Martin, with Maurice King on ladder at far left; apprentice Joseph Hirsh, who is certified for brazing; business agent David Griggs reviews work; apprentice Chad Elliott, certified for brazing.

ON THE JOB

A Skilled and Trained Workforce Modernizes LAX

UA LOCAL UNION 250

With 81 million passengers passing through LAX in 2016 and more projected for this year, carrying out a modernization across all terminals is a huge task—and UA Local 250 is handling it.

A Project Labor Agreement between the LA/OC Building Trades and LA World Airports ensures that the work will be done by skilled Trades members. Then, each Trade and local steps up to do its part and brings its unique skills to the job. As seen

in the photos above, Local 250 members working for Critchfield Mechanical are installing HVAC for the relocation of 23 airlines. Delta has moved to Terminals 2 and 3 and is now massively renovating its new site, and other airlines are switching to its former place at Terminals 5 and 6.

“In three days alone, we had 15 airlines moving,” says David Griggs, the Local 250 business agent for the LAX area. “We have more than 30 members here, on day

and night shifts. They have put in more than 40,000 hours in eight months.”

“During the weekend of the move, the airlines kept flying in and out of LAX, making it all the more important that members work efficiently,” says Glenn Santa Cruz, Business Manager of Local 250. “We train them to work safely in the most challenging circumstances. We are committed to deliver to our contractors and their customers.”

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HOSPITAL

CONTINUED FROM PAGE 1

serves about 50,000 patients a year, plus improvements to the pediatric and neonatal intensive care units and the existing 33-bed Women's Pavilion.

A redesigned front lobby and a second parking structure will round out the work order.

By job's end in 2022, the hospital will have 202 beds and continue its role as a major provider of care for the San Fernando Valley, as well as nearby Conejo and Simi Valleys.

The project is getting a legislative boost from State Assemblyman Matt Dababneh of the 45th District, whose Assembly Bill 908 will keep the hospital from having to close while work is under way. Currently going through the approval process, the bill pushes back a deadline for seismic retrofitting on existing buildings until the entire project completes.

"With the new deadline provided in my bill, the Providence Tarzana Medical Center will be able to upgrade its facilities and construct a new state-of-the-art patient wing that meets seismic safety standards," Dababneh explained.

He told "Building Trades News" that the Trades are just the men and women for the job. "This construction represents the largest investment in health care in the San Fernando Valley, and it is important to ensure that this project will be constructed with the most skillfully trained workforce available."

Dale Surowitz, Providence Tarzana's chief executive officer, said that under the leadership of general contractor McCarthy,



A new patient wing, front, and parking structure form a large part of the all-union transformation.

the job will be done right. "Quality construction is critical, and especially in hospitals. That's because poor workmanship can potentially affect the ability to care for patients at their most vulnerable."

Open During Construction

Surowitz added that keeping a hospital open during such a huge construction enterprise takes enormous coordination and professionalism. "It's important to work with a general contractor who hires crews who have experience in hospital construction, because it's a specialty. There are countless state and local requirements we must meet

in renovating our existing structure and building our new patient tower."

Council Executive Secretary Ron Miller agreed that hiring an inexperienced workforce simply isn't an option. "This is exactly the kind of project that needs the sure hand of the Building Trades. When you have people's lives on the line in a medical setting like this, you want to hire the best. Our affiliated local unions take assignments like this very seriously, and they appreciate the trust it represents in their abilities."

C. Patrick Peterson, senior vice president of healthcare operations for McCarthy, agreed on the need for the best workers

available. "The union Trades and signatory companies are by far the most experienced at this type of work, both in the environment and the complexity. This is a very constrained site, and Trades workers know how to work in a tight urban setting. This hospital needs to remain open during the job, so that takes extra skill and training. A job like this also takes a lot of communication between the various Trades and signatory companies, and the Trades are the only ones who really understand the complexities of all that—all while maintaining safety and consistently achieving top quality installation."

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LABOR DAY BRINGS MUSIC AND MARCHES

Photo by Ty Washington



SMART Local 105 marches in the Wilmington parade in 2016.

Union members, their families and friends will have two occasions to celebrate on Labor Day, Monday, September 4: a parade and a concert. Both will feature plenty of time to eat, relax and learn more about why we celebrate Labor Day. At 8 am in Wilmington, marchers will assemble for the 38th annual Labor Solidarity Parade. Each year, the parade draws thousands of union members and support-

ers. The march departs at 10 am, heading about a mile away to Banning Park. A rally at Banning Park includes speakers, music and food, including the legendary roasted corn from Mailing Pros and S & S Printers, both union businesses, and barbecue from the United Firefighters of Los Angeles City. Shuttle buses are also available. "Our generation is facing a future of

uncertainty," parade organizers said. "The current White House administration has been the biggest threat to the working class in recent history...Fortunately the labor movement in California has demonstrated to the nation how we can resist these unprecedented policies by rallying together and fighting back." Union locals are encouraged to sponsor and march in the parade. For more information, call (562) 481-7275.

In Los Angeles, the sixth annual Nightshift Labor Day Music Fest has a new location: Grand Park in downtown. The day-into-evening event is sponsored by Working Californians (WCA). Proceeds from the Labor Day Music Festival will benefit WCA, a non-profit organization which fosters social innovation and invests in improving low-income communities. Doors open at 11 am.

"Honoring the working men, women and their families as well as the local businesses that believe in strong labor-management partnerships and the fight against oppression is our top priority," said Marvin Kropke, Co-Chair of Working Californians. "Following the success of last year's concert, Working Californians promises to continue its mission to strengthen the connections, shared inter-

LABOR DAY IS MONDAY, SEPT. 4
Labor Solidarity Parade,
Wilmington:
Call (562) 481-7275

Working Californians
Nightshift Music Fest,
Grand Park, Los Angeles:
See
www.WorkingCalifornians.org

ests and partnerships between California's large cross-section of working men and women."

The high-energy music festival will feature a day of live performances by internationally renowned artists and entertainers, a beer garden, food trucks and more. Union and political leaders from around the country will join working families from throughout Southern California.

Performers include Grammy-nominated Grace Potter, Prince's band The Revolution, Ozomatli, Poncho Sanchez, Big Sam's Funky Nation and the B-Side Players.

Tickets can be purchased starting at \$20 at www.WorkingCalifornians.org.

"We are extremely excited to once again celebrate Working Californians' Labor Day Festival. This year is particularly important as our strength lies in numbers and together we can unify to help raise awareness," said Brian D'Arcy, Co-Chair of Working Californians.



IBEW Local 18 Business Manager Brian D'Arcy, left, and IBEW Local 11 Business Manager Marvin Kropke are co-chairs of Working Californians, which sponsors the Nightshift Labor Day Music Fest.



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Photo by Steve Parke for DiGiCo

The Revolution, which was Prince's backing band, will play in Grand Park at the Nightshift Music Fest.

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ANAHEIM

CONTINUED FROM PAGE 1

lion for improvements at Cypress High School, \$8 million to modernize Walker Junior High School, \$2 million for the Kennedy High School parking lot and about \$30 million toward modernization and new construction of Dale Junior High School.

Unlike October’s vote, when Building Trades members faced opponents who were against these types of agreements, the July 13 meeting was fairly tame in comparison, with the boardroom filled



Richard Samaniego, Business Manager of IBEW Local 441.



Ernesto Medrano, Orange County Representative for the LA/OC Building Trades.



“I am able to earn the same as the man standing next to me,” says Marisol Flores, first-year apprentice with Operating Engineers Local 12.



Board member Annemarie Randle-Trejo.

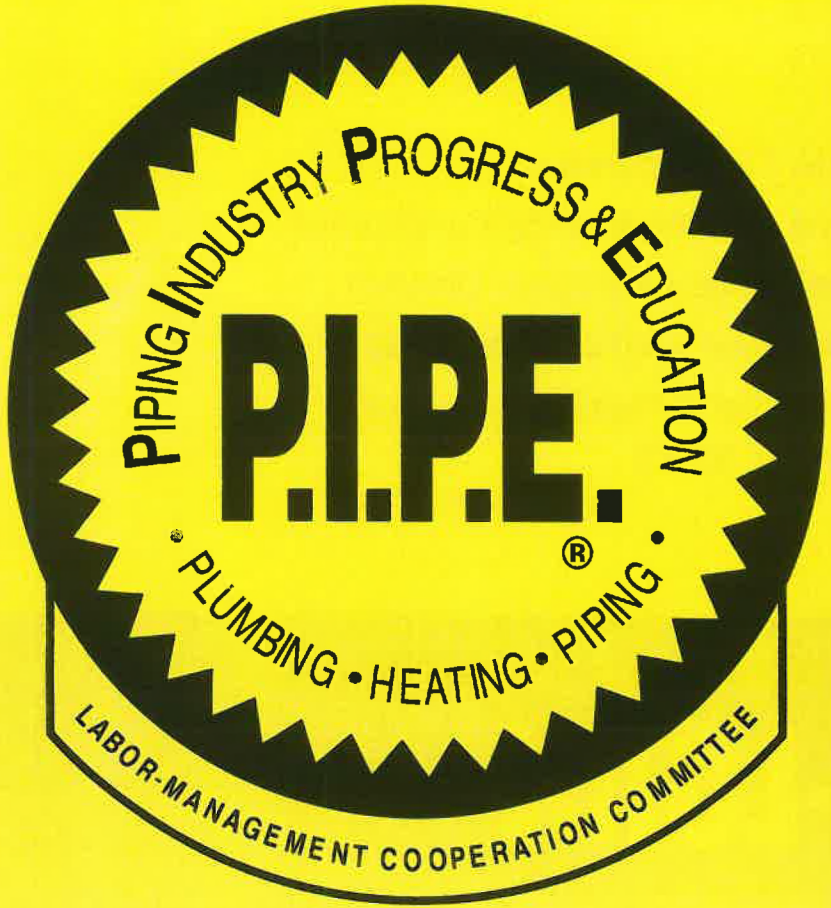


District superintendent Michael Matsuda.



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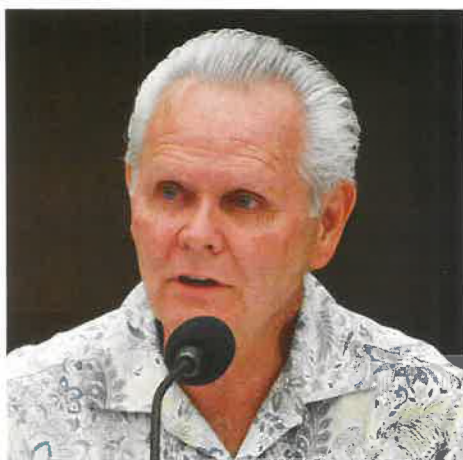
Assistant superintendent Jennifer Root.



Board President Anna L. Piercy.



Board assistant clerk Al Jabbar.



Board member Brian O'Neal.

mostly with supporters from various trades and unions.

Several local union members in the audience were women who grew up in the district, such as Anaheim resident Marisol Flores, 37, a first-year apprentice with Operating Engineers Local 12.

"The union has provided me a life that I never thought I would be able to have," she said. "I'm able to earn decent living wages. I am able to earn the same as the man standing next to me, which is unheard of in a lot of places."

"What's great about agreements like this is that I get to give back to the community. When agreements like this are

approved, I'm able to work in my own backyard."

Rachel Cornejo, 58, an Anaheim resident, 17-year journeyman for UA Local 582 Plumbers & Fitters, said, "I came out of an abusive relationship and joining the Trade allowed me to buy a home and take care of myself. I want to show the board that they have citizens who are interested in working here. This PLA gives our young people and graduates options and chances to get trained and find work."

Giving to the Community

Clarissa Harmon, 20, of Anaheim is starting her union career as a first-year apprentice for Local 582. She testified, "I would love to be able to give back to the community I grew up in and walk down the street with my cousins who also live here and say, 'Look at that. I got to work on that.' Or 'That school you went to? I got to be part of that.'"

Martin Sanchez, 33, lives in Huntington Beach and is a journeyman for Iron Workers Local 416. "I'm a strong believer in the union. It's better for employees and it gives back to families. If I wasn't in the union I wouldn't be able to afford the life style I have with my family. I have a wife and five kids who play sports. The union keeps me working and the benefits are amazing."

Tony Gianquinto, 51, lives in Orange and is a business agent for Cement Masons Local 500. "The PLAs in place in Anaheim, Orange and Santa Ana are very important, not only for local hiring and veterans and apprentices, but it's a positive thing for everyone involved," he

SEE ANAHEIM PAGE 22



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Gilbert Davila, President of the Orange County Federation of Labor.

ANTELOPE VALLEY

CONTINUED FROM PAGE 5

for our community as a whole. Not only have these two partners come together to develop a Community Workforce Agreement, which will employ local union construction workers for the building expansions at Antelope Valley College; but they've also instituted an Apprenticeship-Readiness Program at the college, in order to formally train individuals who want to work in trade industries, earn a good living and gain great benefits. This program will enable participants to qualify for multiple Building Trades. I not only commend, but fully support, the strides being made."

The college district, which serves 18,000 students, said that many of its classrooms and student service facilities have not been updated in over 50 years and need improvements to meet modern job-training, technological and safety standards.

The CWA sets goals for hiring residents who live within the college's service area, as well as military veterans and AVC graduates. The key to that is creating a pipeline to bring them into apprenticeship-readiness programs, run in cooperation with the Building Trades.

"We have assisted Antelope Valley College in setting up an apprenticeship-readiness program utilizing the Building Trades' multi-craft core curriculum," Hannan explained. "This readiness program will be used to prepare the local community to take advantage of the local hire opportunities in the CWA agreement."

Those who successfully complete the readiness program can apply for apprenticeship training in the Trade of his or her choice. The program that begins in the fall will acquaint prospective apprentices with the requirements of the various Trades and select individuals

who are a good fit.

Anyone can sign up for the readiness program at Antelope Valley Community College or at an America's Job Center in Los Angeles County.

Perfect Time for Apprentices

"Now is a perfect time to be entering into a joint labor-management apprenticeship program as construction activity continues to increase," Hannan observed.

Among those who will be introduced to the career potential of the Building Trades will be youths in the Antelope Valley who are not college bound and face chronic unemployment.

"Elected officials are on board with this all the way because we are talking about helping constituents in their own districts with careers," Klein said.

Johnny Cangey, a representative with Iron Workers Local 433, said that local planned to put 30 to 40 promising candidates who live in the Antelope Valley through interviews and boot camp. At the end, he expects 25 to 30 of them to make the grade for admission to an Iron Workers apprenticeship class that starts July 28.

Cangey said the apprenticeship applicants have been recruited by Antelope Valley College and YouthBuild, a nonprofit organization serving low-income young people, and from a list kept by the Iron Workers local of 4,000 people who have waited for contractors to sponsor them as apprentices.

Besides lending a helping hand to "at risk" youths, Hannan noted that apprenticeships replenish the Trades with trained workers as Baby Boomer journeymen retire. Also, he said, local hiring gives existing members of local union affiliates new opportunities to work in their own community, rather than go through extended travel for employment.

ANAHEIM

CONTINUED FROM PAGE 21

said. "The work is good quality work and I think it's important for the future of the area. In construction, you have to travel, and keeping the work local keeps workers closer to their families, keeps money in their community, keeps them thriving and keeps them happy."

Gilbert Davila, organizing director for UFCW Local 324 in Buena Park and president of the Orange County Federation of Labor, said, "This allows for workers to be trained the right way. They have journeymen there that can do this work in a professional way the first time. You're not going to spend money to fix things from other developers."

Garden Grove City Councilman John O'Neill, a 32-year member of IBEW Local 441 who started as an apprentice at 19 and was able to buy a home in Garden Grove at 22, said he's been able to support his family, elevate himself professionally and take an active role in the community through civic service.

Working in the Heat

"Agreements like these have benefited my life," he said. "These types of programs put so much emphasis on local hiring. You're putting that money back into the community. We have so many Tradespeople in Orange County that live out here."

Many board members spoke of their support.

Board Clerk Katherine H. Smith spoke of her appreciation of workers, recounting a recent situation in which she suffered from near heat stroke while attending an

event at the Anaheim Convention Center. While cooling in an air conditioned room, she watched construction workers carrying materials several stories high as they worked on the convention center in the heat.

"I thought to myself, 'Nobody appreciates what these people do,'" she said. "The buildings get built, and I'm sitting in air conditioning ready to pass out. And I want to tell you, from the bottom of my heart, I thank you. This is the moral and right thing to do."

Board President Anna Piercy said it is comforting to know that there will be no work disruptions, adding that she lived through a disastrous school remodeling in which she saw "five guys painting the same wall three times."

"I'm very glad that we have something now in place that will prevent that from happening and that when construction starts, it moves right along and it's done right," she said.

Board member Al Jabbar spoke of his and board member Annemarie Randle-Trejo's strong advocacy from the start of such agreements.

"At the end of the day, we are paying taxes on these bonds and it gives the opportunity for our folks to actually reap the benefits and give back to the community," Jabbar said.

Randle-Trejo pointed out key phrases from the public comment that resonated with her, such as "skilled workers," "win-win situation," "benefits to the community" and "right the first time."

"How can I not support that?" she said.

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