

Berkeley Global Campus

AT RICHMOND BAY

Berkeley Global Campus at Richmond Bay
Community Working Group Meeting #10
October 22, 2015, 6:00-8:30 PM

Action Items and Summary Notes

Please note the presentations, original agenda, and all support materials are available at the [Chancellor's Partnership with Richmond webpage](#).

Important Reminders and Action Items:

- The CWG will hold a Community Briefing to solicit community input on the draft recommendations the group is considering. **The briefing is scheduled to take place, Monday, November 30th from 6 to 8 pm at the Richmond Civic Center.**
- **The CWG's final meeting of the year will be on December from 6 to 8:30 pm.** The CWG expects to approve the recommendations that will be sent to UC Berkeley and the LBNL at this meeting.

I. Welcome and Introductions

- Roll Call
- Meeting Objectives and Agenda Review
 - Share status of draft recommendations for each subcommittee
 - Collect input from CWG and the public on draft recommendations
- Partner Updates
 - The University shared news of launching a global alliance with National University and Cambridge that Chancellor Dirks hopes to connect to the Berkeley Global Campus. <http://news.berkeley.edu/2015/10/16/campus-announces-new-global-alliance/>
 - CWG member Marcus Walton shared with attendees that the WCCUSD School Board of Trustees approved a [resolution in support of partnering with UC Berkeley](#) and the BGC. In that resolution, the Board “urges the Richmond Community Working Group to ensure its recommendations are aligned with and further the WCCUSD’s equity based strategies; and that the CWG recommend that UC Berkeley and LBNL support the following broad program areas: 1. Work-Based Learning 2. Teacher Externships 3. STEM Development 4. Expanded Learning Opportunities for Adults

II. The MIG Team provided a brief recap of September 24th CWG Meeting

- See presentation slides for more detail.

III. Overview of CWG Process

Berkeley Global Campus

AT RICHMOND BAY

- An updated CWG process schedule was presented. Per questions raised at the September meeting, the updated process schedule includes the steps UC Berkeley and LBNL will take upon receiving the CWG's recommendations in December. See link below for details.

IV-VII. Subcommittee Presentations of Draft Recommendations

- **Note on the authorship of the draft recommendations.** The Richmond Community Working Group (CWG) is developing a set of draft recommendations for the Berkeley Global Campus to be submitted to UC Berkeley and Lawrence Berkeley National Laboratory (LBNL) in December 2015. Inclusion of draft recommendations in this document does not imply an agreement by UC Berkeley or LBNL. Upon receipt of the CWG final recommendations, UC Berkeley and LBNL will develop a draft Richmond Compact (agreement) that specifies the commitments and benefits the University and the Lab are prepared to provide to the Richmond community.
- The sections that follow are brief summaries of the four subcommittee's presentations and summaries of the CWG discussions and public comment. The presentation slides for all subcommittees are also [available online](#).

IV. Presentation of Procurement Subcommittee Recommendations

- CWG member Amanda Elliot (Richmond Main Street) reported out for the Procurement Subcommittee. The draft recommendations are intended to increase the number of Richmond based businesses that successfully compete in BGC related construction projects and in the University's and the LBNL's regular supply chain needs.

Draft Recommendation #1. UCB and LBNL should invest in and/or partner with Richmond strategies, programs and partnerships that:

- **Increase Access to Capital:** grants to capital improvements, expand City's revolving loan fund, establish collateral pool or guaranteed line of credit as a \$5M set-aside for small businesses, fund incentives that require coordination of the local small business support system.
- **Address Bonding Challenges:** improve bonding availability, require wrap-around insurance policies that cover subcontractors.
- **Build Capacity of Richmond Businesses to Compete:** increase certified supplier pool, support blueprint room for contractors, establish fund for building capacity for small businesses, support capacity building workshops, and adopt a certifications reciprocity policy.

Draft Recommendation #2. UCB and LBNL will set a specific goal and adopt policies for increasing procurement from Richmond businesses in construction and through regular procurement

- Establish a policy that gives first priority to local businesses in procurement process
- Formal preferences for 25% local spend integrated in contracts

Berkeley Global Campus

AT RICHMOND BAY

- Specific percentage of Set-Aside contracts for local small businesses
- Incentivize procurement officers to meet goals
- Adopt Prompt Payment/Invoicing Policies (30 days max.)
- Forbid change orders from being above the next lowest bidder

Draft Recommendation #3.. UCB and LBNL should expand outreach and education on new construction and ongoing procurement

- Promote, create, or attend vendor outreach events
- Require attendance at preconstruction Matching Workshops
- Assign dedicated staff to manage outreach/education activities
- Provide/fund technical assistance (bid prep, compliance, systems)
- Develop supplier mentor program (matchmaking requirements)
- Prepare small businesses for larger contracts
- Fund/support and incubator or dedicated center

Draft Recommendation #4. UCB and LBNL should commit to regularly assess and address policies and protocols that create barriers for local, small and micro enterprises to assess UCB and LBNL procurement opportunities

- Structure contracts and bidding process to encourage inclusion of small, minority and worker-owned businesses
- Partner large and small vendors
- Review insurance requirements so they are not onerous
- Restructure contracts so smaller firms can compete by unbundling of larger contracts into smaller contracts
- Ensure the Set-Aside is controlled by UCB/LBNL (as owner or developer) not by prime

A. Facilitated Group Discussion

The CWG and community engaged in a discussion about high-level input and feedback on the draft recommendations. Attendees were reminded to use the color-coded comment cards to provide feedback and invited to participate in future Procurement Subcommittee meetings such as a Monday, November 2nd call and a mid-November small business forum (location and date to be determined). A summary of the discussions key points follows:

- Concerns were raised about draft Recommendation #2 bullet: “Forbid change orders from being above the next lowest bidder.” The current language could halt construction. As well, contracts are selected for the best value, which is not necessarily the lowest bidder. Suggestions about close monitoring and the recognition that change orders happen frequently due to the weather and other unpredictable circumstances. The subcommittee will take this up at a later date.
- In response to a question about outreach, Amanda explained that the recommendation would be for outreach to small contractors to do matchmaking with larger contractors. Ruben pointed out that this is already happening.

Berkeley Global Campus

AT RICHMOND BAY

- Aram Hodess asked if the Real Estate Division had reached a conclusion on the type of developer that would be enlisted on BGC construction projects. Ruben indicated that this determination would not be made until the scope of facilities' needs among BGC partners is clear.
- In response to a question about LEED certification: Armando reported that the Lab works on a project by project basis; but, due to the Lab's emphasis on energy and the environment, most jobs have platinum certification. Jim Hine from UCSF/UC Berkeley Supply Chain Management reported the same.
- In response to questions about the quantity of contractors in Richmond, Amanda and others responded that there are not currently enough and capacity building is needed. The new Richmond BUILD Contractors Assistance Center is a likely partner to increase availability of local contractors that can successfully compete for construction related contracts.

V. Presentation of Housing/Displacement Subcommittee Recommendations

CWG members La Marla Stevens and Edith Pastrano reported out for the Housing/Displacement Subcommittee.

Priorities to Frame Approach and Analysis of Draft Recommendations:

- Confirm the definition of affordable (for very low and low income households)
 - City of Richmond functions under HUD guidelines for Area Median Income
- For the benefit of: Current residents vulnerable to displacement, low-income and very low income residents, seniors and first-time homebuyers
- Consider the timeline: identify policies and strategies that can be implemented now and throughout the life of the project
- Identify synergies with existing city programs and policies (General Plan and Housing Element update)

A. Key draft recommendations* developed by this subcommittee include:

Draft Recommendation #1. The University should commit to paying housing linkage fee

- **Pay linkage fee** to the City of Richmond to increase affordable housing and prevent displacement via the City's Affordable Housing Trust Fund.
 - The subcommittee also recommends that City of Richmond allow some portion of collected fees be used for affordable rental housing units.
- City of Richmond is preparing a Nexus Study to support establishment of an affordable housing linkage fee on all development in neighborhood that is adjacent to the BGC (described in the City's Richmond Bay Specific Plan).

Draft Recommendation #2. The University should build housing on BGC site

- Build housing on the site of BGC for workforce, students and faculty
- Set aside affordable housing units in new market-rate developments
 - Include mix of low and very low income units

Berkeley Global Campus

AT RICHMOND BAY

Draft Recommendation #3 The University should provide research and data support to the Richmond Community

- Provide research and data support related to affordable housing and displacement mitigation by offering expertise of UCB departments, institutes and faculty
- Identify promising practices to preserve/develop affordable housing, and anti-displacement initiatives that have been successful in the past 10 years
- Study the feasibility of Community Land Trusts

B. Facilitated Group Discussion

- In response to a question, Bill Lindsay described that a letter to HUD indicated that the process/ protocol for setting fair market rates is counterintuitive. He also stated that any new HUD designation won't affect Richmond in the short term. La Marla explained that recent research by local HUD economist has shown that Richmond has the lowest rents in the county.
- Edith reminded attendees that in the [Chancellor's Open Letter to Richmond](#), he indicated support for a linkage fee. Ruben clarified that as a state institution, UC Berkeley is not required by law to pay a linkage fee, but is prepared to consider requiring that any third party developer involved in BGC construction pay a linkage fee to the City for its Affordable Housing Trust Fund; that any decision to do so is a testament to Chancellor Dirk's commitment to the Richmond community, since private developer's decisions to provide community benefits of this sort usually involve getting access to city owned land or a tax break.
- The BGC will be built on land the University already owns and the University has not asked for any tax breaks or city investments in the BGC. Bill Lindsay expressed his understanding that the University intends to enter into a legally binding agreement to pay a linkage fee and will, in this respect, act like any other developer in the community.
- Community members had a number of comments including:
 - Support for the study of a community land trust (Paul); support for a linkage fee, the funds of which target low income residents;(Virginia, Melvin, Kelly: AFSCME, Owen: AFSCME); support for very low priced affordable housing in Richmond (Lawrence); support for wealth building (Bo: UCB grad student); counseling for renters and homeowners.

VI. Presentation of Local Hire/Workforce Training Subcommittee Recommendations

CWG members Jane Fischberg (Rubicon), Kyra Worthy (For Richmond) Aram Hodess (Contra Costa Building Trades) reported out for the **Local Hire/Workforce Training** Subcommittee

A. Draft recommendations developed by this subcommittee include:

Draft Recommendation #1. UCB and LBNL will sign a legally binding agreement setting goals for employment of local disadvantaged workers on all construction at the BGC

Berkeley Global Campus

AT RICHMOND BAY

- Definition is Richmond and North Richmond (Including unincorporated areas of North Richmond). Second priority if local goal cannot be met is San Pablo.
- Local hire goal is 30% of total hours worked on a craft-by-craft basis.
- 30% of apprentice hours on a craft-by-craft basis will be from local disadvantaged workers.
- The definition of disadvantaged local residents includes: Unemployed Veterans, Previously Incarcerated, Emancipated Foster youth, Homeless, those on extended unemployment, chronically unemployed.

Draft Recommendation #2. UCB and LBNL will enter into a legally binding agreement to strengthen pathways between local construction training programs and pathways and construction jobs at the BGC

- Designate a project manager to coordinate contractors, unions, city, and community-based organizations to ensure construction career pathways.
- Fund workforce training needs related to the BGC.
- Sign a Project Stabilization Agreement with the Contra Costa construction trades.

Draft Recommendation #3. UCB and LBNL should ensure BGC operations and maintenance employment opportunities to local and disadvantaged workers, and labor standards that support families.

- Ensure that 50% of new hires in operations will be local residents as previously defined
- Ensure that 30% of new hires in operations jobs will be disadvantaged workers as previously defined
- Workers at the new campus will be covered under the same collective bargaining agreements as workers doing comparable work at the main Berkeley campus.
- Workers at BGC doing work comparable to work at UCB/LBNL at buildings that are owned by private entities will be directly employed by UCB or LBNL.
- Workers at the new Global Campus will earn the same wages and benefits as UC workers performing comparable work at the main Berkeley campus.
- Wages at the new campus must be higher than both the Richmond Living Wage (currently \$15.xx/hr with benefits) and the UC minimum wage (currently \$13.00/hr).
- Fund workforce training needs related to the BGC operational jobs
- Fund supportive services for low-income and disadvantaged local workers participating in training for BGC operations jobs

B. Facilitated Group Discussion

- The intent is that the 30% new hires will be on an ongoing basis.
- CWG members and community members expressed comments of support and concern including:
 - The need to link education and workforce training pathways (Michael, Liz [WCCUSD board], Jane)
 - AFSCME members and supporters expressed their support for UC jobs over contract jobs (Ulena, Antonio, Charito, Candy, and ED Liz Perlman.)

Berkeley Global Campus

AT RICHMOND BAY

- Lawrence (Safe Return Team) read portions of a statement with workforce recommendations including: Funding for WFT needs; Funding for supportive services for low-income and disadvantaged workers; fair chance employment. (Supported by Sheldon, David)

VII. Presentation of Education Subcommittee Recommendations

CWG member Tammeil Gilkerson (Contra Costa Community College) reported out for the **Education Subcommittee**.

CWG member Marcus Walton shared with attendees that the WCCUSD School Board of Trustees approved a [resolution in support of partnering with UC Berkeley](#) and the BGC. In that resolution, the Board “urges the Richmond Community Working Group to recommend that UC Berkeley and LBNL support the following broad program areas: 1. Work-Based Learning 2. Teacher Externships 3. STEM Development 4. Expanded Learning Opportunities for Adults.”

A. Key frameworks and priorities for draft recommendations for education developed by this subcommittee include:

Priorities to Frame Approach & Analysis

- Equity
- Access
- Scalability
- Funding Opportunities

Framework Definitions

Pipeline: Bolstering institutional and student success at key transitions from elementary school to middle school to high school; from high school into college; and from college admission to completion of a degree.

Pathways: Providing clear connections from middle school to college and career opportunities for all students. Ensuring ongoing support throughout.

Partnerships: Leveraging and coordinating efforts of educational providers across the community to address gaps, improve accessibility, and avoid duplication.

B. Proposed Areas for Recommendations

1. **College Exposure: support pre-college advising, college knowledge & reinforce college-going culture**
2. **Career Exposure: systematic opportunities for work-based learning, internships, & field trips, including support for career pathways and STEM development**
3. **Teacher Professional Development: ongoing access to externships and support for development of curriculum and pedagogy**
4. **Ongoing Assessment & Dialogue between Partners: establish partnership and defined data sharing agreement**

Berkeley Global Campus

AT RICHMOND BAY

5. Education Center/Labs: develop center or lab space with public access by community/partners on BGC campus

6. Universal Preschool Education

7. Infrastructure Improvements

- Communication & Outreach
- Accessibility & Transportation

C. Facilitated Group Discussion

CWG members and the community expressed support for the Education Subcommittee's work and suggested the following:

- Support existing programs and take some partnerships to scale (Diane)
- Consider things that will reach every student, like universal design (Michael); An annual budget of \$3 million for education and have a preschool and kindergarten on the BGC that is open to community as well as staff and faculty;
- Build the education center etc. in downtown Richmond (Nelly); supporting college savings accounts and matching up to 100% for Richmond kids; refine draft recommendations to be more specific or memorable to determine what the impact will be;
- Engage with foundations, corporations, more private sector stakeholders and others in Richmond to develop the big vision that will increase impact (Kate, Nelly); and remember that the private sector and other stakeholders need to understand how they will benefit, what the reward is for their constituents to partners in these efforts.
- In response to comments, Marcus (WCCUSD) explained that the District has made equity a priority; Local Control Accountability Funding makes the priority actionable, and the District looks forward to an MOU with UC Berkeley that supports the equity focus. Ruben added that the Chancellor has already committed to aligning University efforts with the District's equity focus.

IX. Summary and Next Steps:

- Community Briefing is scheduled for November 30th from 6 to 8pm at the Richmond Civic Auditorium.
- December 10th final CWG meeting of the year from 6 to 8:30 pm. We'll work on finding a venue to accommodate a large audience.