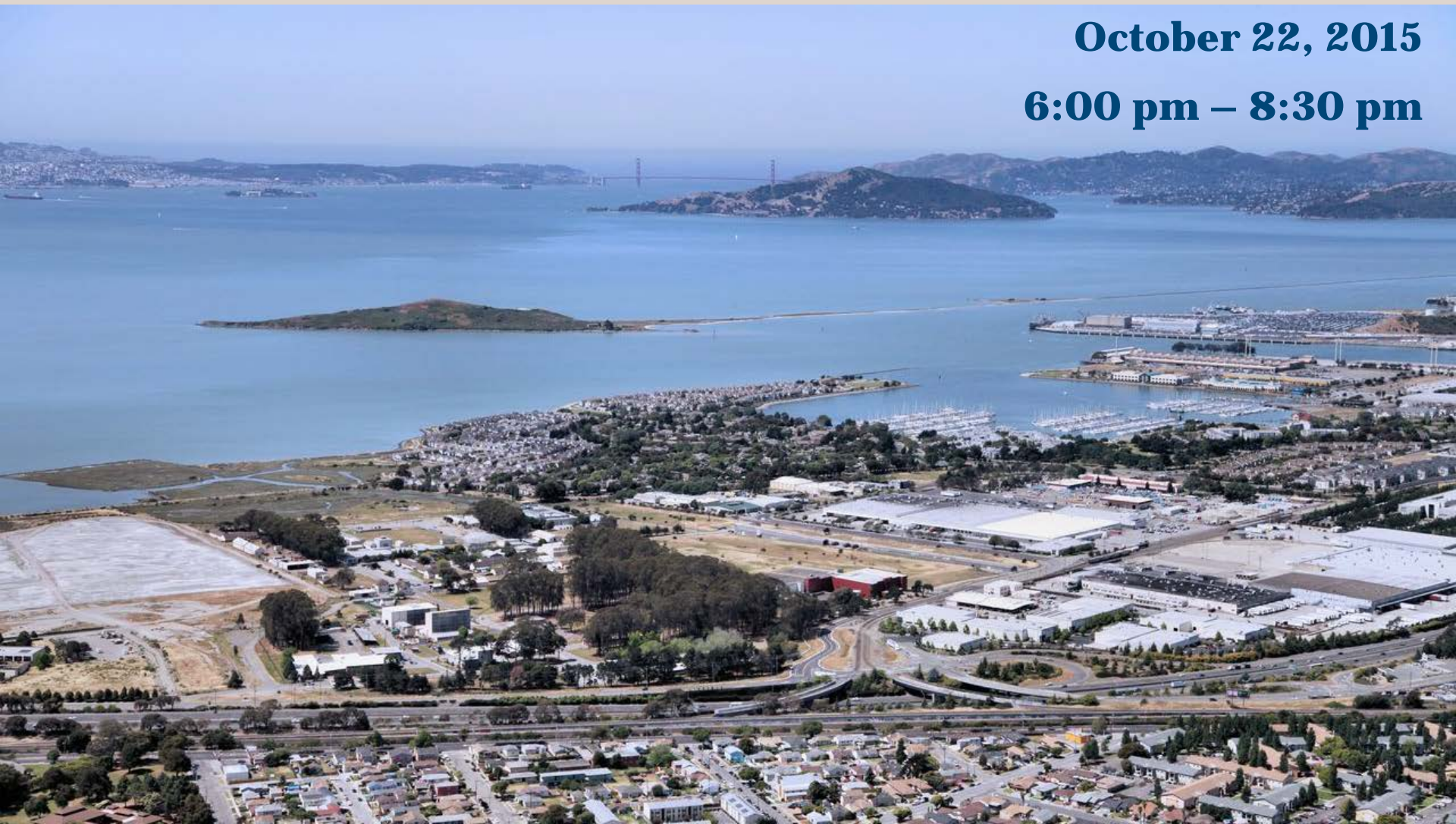


Community Working Group Meeting

October 22, 2015

6:00 pm – 8:30 pm



Berkeley Global Campus

AT RICHMOND BAY

Meeting Objectives

- Share status of draft recommendations for each subcommittee
- Collect input from CWG on draft recommendations

* **Note about authorship of 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 final CWG 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.*

Today's Agenda

- I. Welcome & Introductions
- II. Recap of 9/24 CWG Meeting
- III. Overview of CWG Process
- IV. Presentation of Subcommittee Draft Recommendations
- V. New Business
- VI. Summary & Next Steps

Brief Recap of Sept.24 CWG Meeting

- CWG reviewed a revised process schedule and **approved using the proposed recommendations template.**
- Summary notes/action items of the prior CWG meeting will be attached to the agenda for each meeting. CWG members will be given time to **review the notes at the beginning of each meeting.**
- CWG agreed to experiment with the **use the red, yellow and green cards to take the pulse of the CWG** and assist facilitators in identifying and addressing concerns.
- CWG agreed to continue to provide **public comment on each agenda item** but will consider setting **time limits for a large audience.**

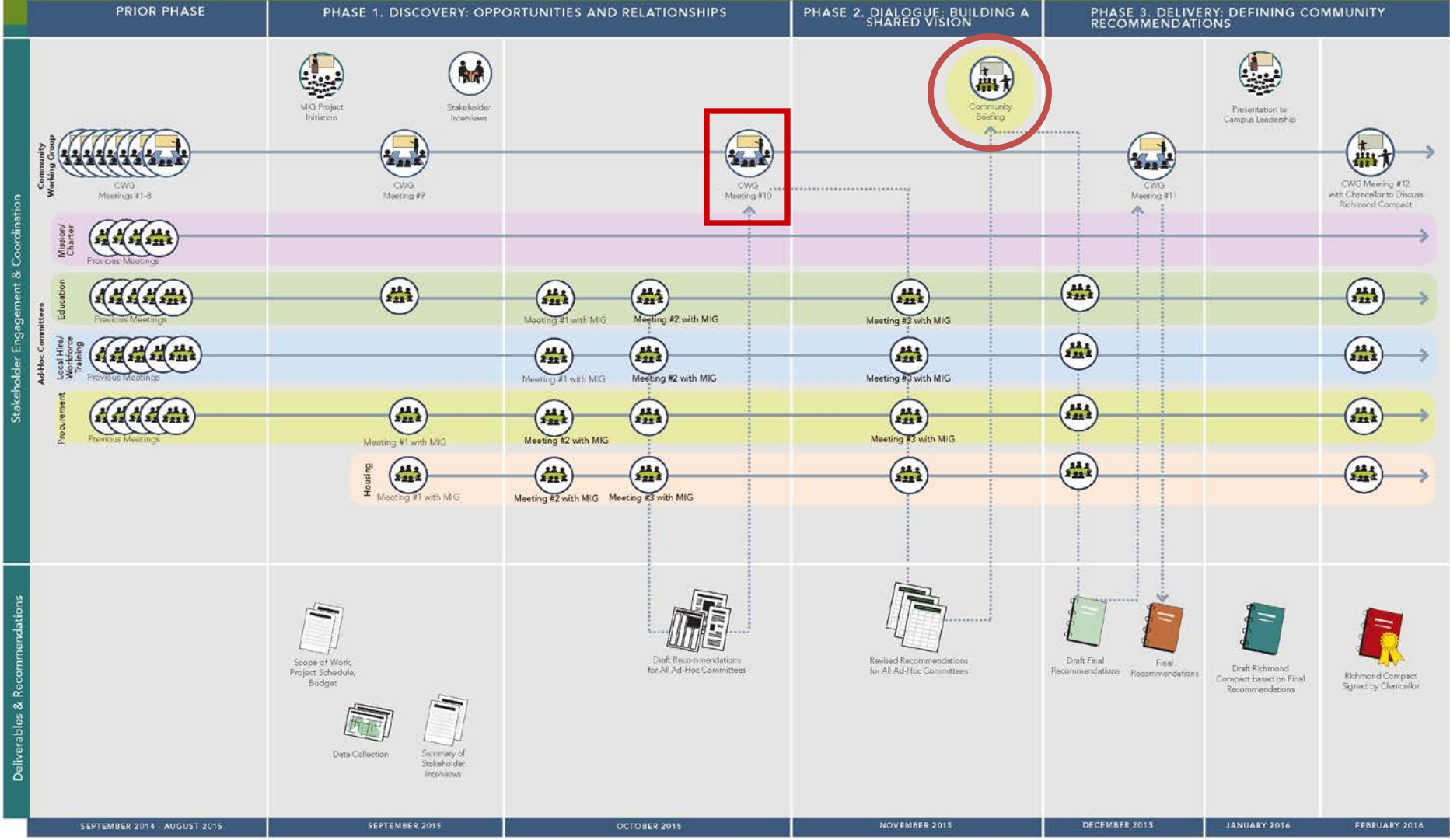
Overview of Process

BERKELEY GLOBAL CAMPUS

community working group



PROCESS SCHEDULE
REVISED: OCTOBER 22, 2015



*Note about 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 final CWG 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.

Template of CWG Recommendations to UCB/LNBL



Ad Hoc Subcommittee:

Narrative:

Process:

Rationale for Subcommittee Recommendations:

Recommendation	UCB/LBNL will:	In Partnership with:	For the Benefit of:	For these Results:	Measured by:	Notes:
<i>Procurement Example:</i> Set a specific goal for increasing procurement opportunities for Richmond Businesses in construction	<i>Procurement Example:</i> UCB Real Estate Division and UCB Supply Chain Management Division will ensure 25% local preference goals	<i>Procurement Example:</i> City of Richmond, Richmond Chamber of Commerce, Richmond Main Street Initiative; Contra Costa Small Business Development Center	<i>Procurement Example:</i> Small and Local vendors based in Richmond. Richmond-based companies and their employees and their families The City of Richmond's tax base.	<i>Procurement Example:</i> Increase in overall local company revenue. Increase in Richmond employment numbers. Increased opportunities for at-risk individuals.	<i>Procurement Example:</i> The number of set aside contracts for Richmond-based businesses. The % of total spending on construction, services, and supplying activities provided by Richmond-based companies.	<i>Procurement Example:</i>
1.						
2.						
Recommended by:						
Minority Opinion(s) Signed:						

Procurement Subcommittee Presentation



Berkeley Global Campus
AT RICHMOND BAY

Procurement Subcommittee: Draft Recommendations* to UCB/LBNL

Progress to Date

- **Average of 10-15 attendees at monthly meetings**
 - Community Working Group members, UCB/LBNL procurement departments, City of Richmond, small business development centers, Healthy Richmond, Richmond Main Street, Richmond Chamber of Commerce, For Richmond, CCISCO, local small businesses
- **Local Business Breakfast, August 4, 2015:**
 - 100 Richmond leaders, 80 local businesses represented
 - Survey completed to provide feedback on draft procurement recommendations, programs, and strategies
 - Follow up Business Breakfast in development, tentative Nov. 2015

Draft Procurement Recommendations* to UC Berkeley and LBNL

#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, adopt a certifications reciprocity policy

Draft Procurement Recommendations* to UC Berkeley and LBNL

#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
- 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 Procurement Recommendations* to UC Berkeley and LBNL

#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 Procurement Recommendations* to UC Berkeley and LBNL

#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

CWG Input on Draft Procurement Recommendations*

- CWG Feedback and Comments on Draft Recommendations
- Public Comments on Draft Recommendations

Housing/ Displacement Subcommittee Presentation



Berkeley Global Campus

AT RICHMOND BAY

Housing/ Displacement Subcommittee: Draft Recommendations* to UCB/LBNL

Progress to Date

Housing/ Displacement Subcommittee launched in Sept 2015

- Includes Community Working Group members, City of Richmond staff, community based organizations like CCISCO, Alliance of Californians for Community Empowerment and Raise Up Richmond Coalition, UCB Real Estate Division, residents and other community representatives
- Average of 15-25 attendees at each meeting

September 2015: Housing/ Displacement Presentation to CWG and Discussion

- City Policies and Strategies (City Manager Bill Lindsay)
- Mayor's Office Priorities and Opportunities (Alex Knox)
- Status of BGC Development (UCB Real Estate Division)
- Housing Recommendations to Date

Progress to Date

September 2015

- Subcommittee members participated in City Council Study Session on Affordable Housing (Sept 29)

October 2015

- Held 2 subcommittee meetings to discuss initial recommendations; refine and prioritize draft recommendations
- Presentation of draft recommendations to CWG tonight
 - **Subcommittee will further revise and refine our draft recommendations in November/ December**

Priorities to Frame Approach & Analysis

- **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)

Draft Recommendation* to UCB/LBNL

#1: Housing Linkage Fee



- **Pay linkage fee** to the City of Richmond to increase affordable housing and prevent displacement
 - Fees collected will be used for **affordable rental housing units**
 - Impact fees will be invested in an **Anti-Displacement Fund**
- City of Richmond is preparing a **Nexus Study** to support establishment of an affordable housing linkage fee

Draft Recommendation* to UCB/LBNL

#2: 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



Draft Recommendation* to UCB/LBNL

#3: Provide Research & Data Support to 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 Trust



Next Steps

- Schedule November subcommittee meeting to **further revise and refine draft recommendations***
- Prepare for and **support the Community Outreach Briefing** on Nov. 30th
- Participate in **upcoming Housing Linkage Study Session** (Date TBD)
- **Submit final recommendations** to CWG in December



CWG Input on Draft Housing/ Displacement Recommendations

- CWG Feedback and Comments on Draft Recommendations
- Public Comments on Draft Recommendations

Local Hire/ Workforce Training Subcommittee Presentation



Berkeley Global Campus
AT RICHMOND BAY

Local Hire/Workforce Training Subcommittee: Draft Recommendations* to UCB/LBNL

Progress to Date

- **Average of 10-15 attendees at meetings**
 - Input from wide-ranging collaboration including:
 - Community Working Group members, UCB/LBNL, For Richmond, Richmond Works, CCISCO, Contra Costa Labor Council, Contra Costa Building and Construction Trades Council, AFSCME 3299, ACCE, Haas Institute, Safe Return Project, Rubicon
 - Recommendations and strategies modeled on existing agreements with other similar projects throughout the Bay Area

Draft Local Hire/Workforce Training Recommendations* to UCB/LBNL

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

- 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 Local Hire/Workforce Training Recommendations* to UCB/LBNL

#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 Local Hire/Workforce Training Recommendations* to UCB/LBNL

#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.

Draft Local Hire/Workforce Training Recommendations* to UCB/LBNL

#3. (Cont'd)

- 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

CWG Input on Draft Local Hire/ Workforce Training Recommendations* to UCB/LBNL

- CWG Feedback and Comments on Draft Recommendations
- Public Comments on Draft Recommendations

Education Subcommittee Presentation



Berkeley Global Campus

AT RICHMOND BAY

Ad hoc Sub-Committee: Education

Progress to Date

Average of 25-30 attendees at each meeting

- Community Working Group members, various UCB departments, Lawrence Hall of Science, community based organizations like CCISCO and East Bay Center for the Arts, City of Richmond staff, West Contra Costa Unified School District Trustees, UCB teachers & students, parents and charter school representatives

March 2015:

- Education presentation & overview @ Community Working Group meeting
- Developed framework and priorities for work

April & June 2015:

- Presentation from UCB partners including Center for Educational Partnerships, Multiverse, RYSE, REALM, UCB Admissions

Progress to Date

August 2015:

- Compiled all community recommendations; mapping areas of interest & community priorities
- Second round of feedback from community partners

September 2015:

- Presentation from Superintendent Harter West Contra Costa Unified School District overview & recommendations
- Contra Costa College recommendations

October 2015:

- Consolidation to seven (7) areas for recommendations
- Next step complete recommendation template with detailed information for November 30th Community Meeting

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.

Priorities to Frame Approach & Analysis

- Equity
- Access
- Scalability
- Funding Opportunities

Proposed Areas for Recommendations* to UC Berkeley and LBNL

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

Proposed Area for Overall BGC Recommendation* & Success

6. Universal Preschool Education

7. Infrastructure Improvements

- Communication & Outreach
- Accessibility & Transportation

CWG Input on Draft Education Recommendations*

- CWG Feedback and Comments on Draft Recommendations
- Public Comments on Draft Recommendations

New Business



Berkeley Global Campus

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Summary and Next Steps



Berkeley Global Campus

AT RICHMOND BAY

Next Steps

Community Briefing:

November 30, 2015

6:00 pm

December CWG Meeting:

December 10, 2015

6:00 – 8:30 pm

*Note about Authorship of the Draft Recommendations

The purpose of the Richmond Community Working Group is to develop recommendations to be submitted to UC Berkeley and Lawrence Berkeley National Laboratory in December 2015. Inclusion of recommendations in this presentation does not imply acceptance by UC Berkeley or LBNL.