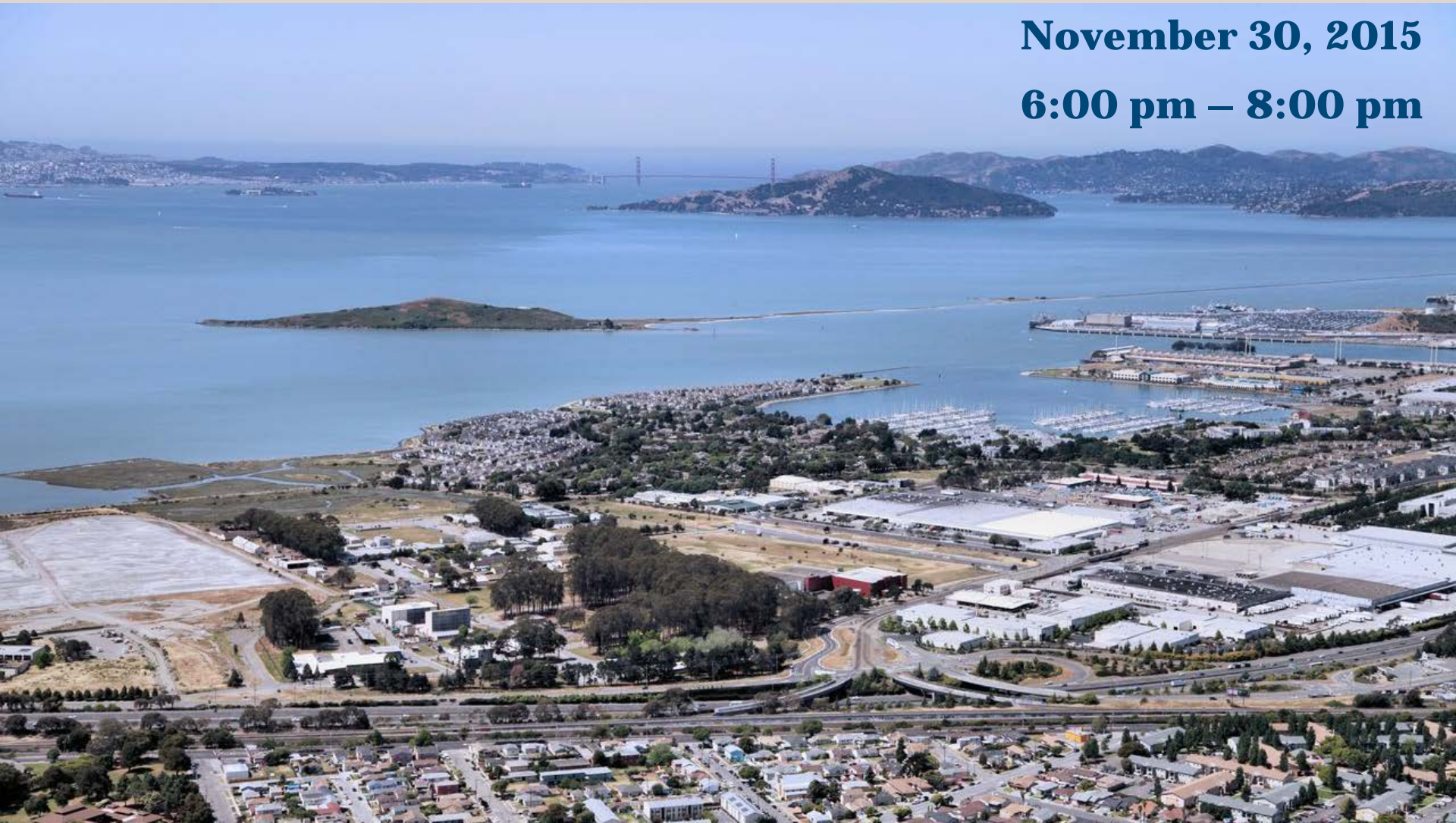


Community Briefing & Open House

November 30, 2015

6:00 pm – 8:00 pm



Berkeley Global Campus

AT RICHMOND BAY

Meeting Objectives

- Give CWG an opportunity to **update the community** on the CWG process and timeline
- **Collect input** from the broader Richmond community on draft recommendations for each subcommittee

Today's Agenda

- I. Welcome & Introductions
- II. Agenda Review
- III. Overview of CWG Process
- IV. Subcommittee Summary Presentations of Draft Recommendations
- V. Open House
- VI. Next Steps

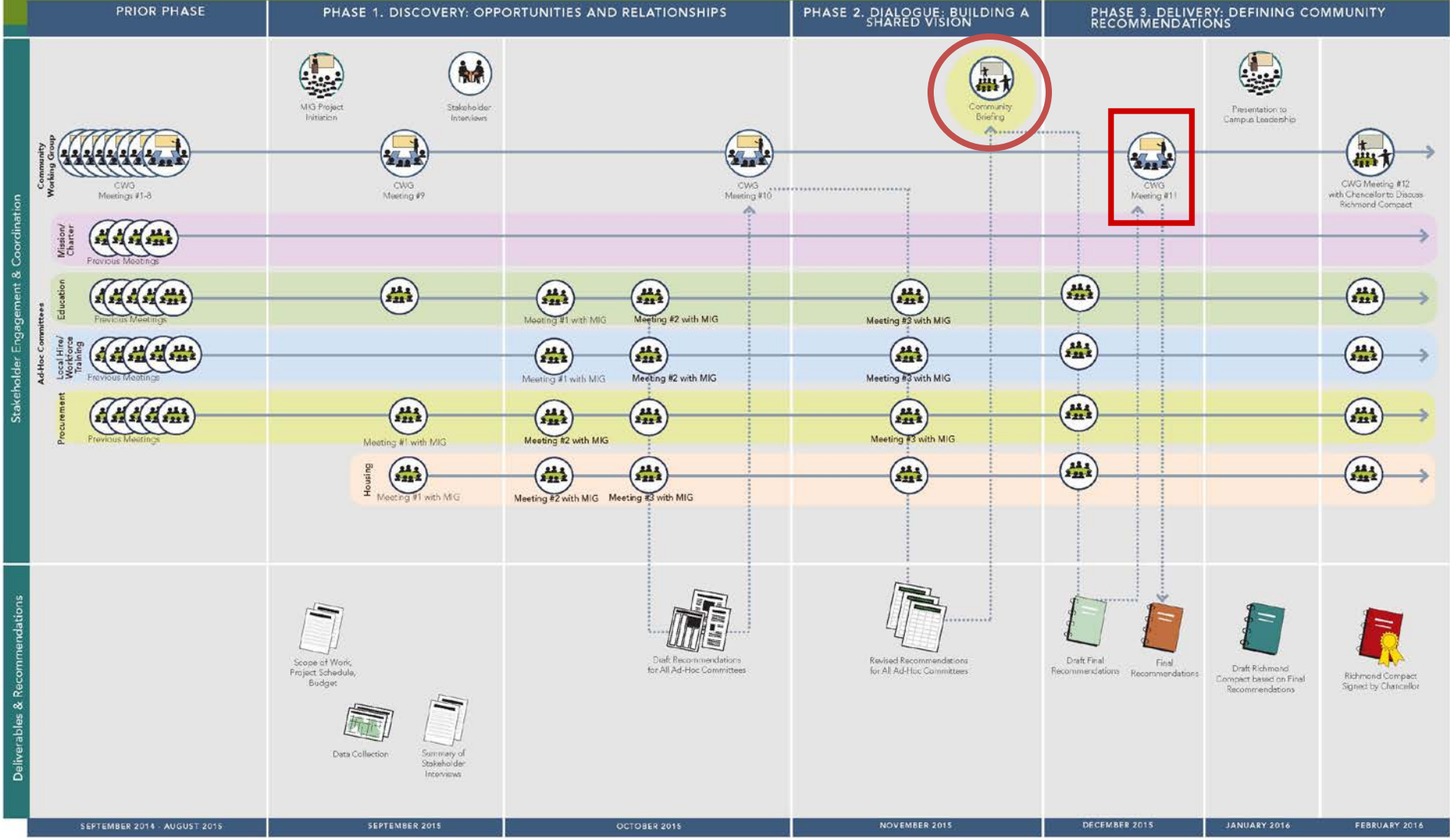
Overview of Process

BERKELEY GLOBAL CAMPUS

community working group



PROCESS SCHEDULE
REVISED: OCTOBER 22, 2015



Template of Recommendations



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:						

Authorship

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.

Subcommittee Summary Presentations on Draft Recommendations



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Procurement Subcommittee Presentation



Berkeley Global Campus
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Procurement Subcommittee: Draft Recommendations

Context and Approach

- **Approach:**
- The local procurement subcommittee's recommendations are **designed to increase the numbers of Richmond businesses that successfully compete for procurement opportunities at new Berkeley Global Campus in both construction and non-construction services.** The basic recommendations call for the University and the LBNL to:
 - Set goals for the percentage of Richmond businesses that will be contracted to provide a service or product; track and report the numbers of Richmond businesses that secure opportunities and the overall "spend" in Richmond
 - Work with local partners to strengthen the capacity of local businesses through technical assistance, training, education; and,
 - Address barriers in the bidding and contracting process.

Progress to Date

- **Wide Ranging Collaboration and Expertise**

- 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 Involvement through Business Roundtables**

- Held in August 2015 and November 2015
- 100 Richmond leaders, 80 local businesses represented
- Survey completed to provide feedback on recommendations
- Advised by facilitator group with business procurement expertise

Draft Procurement Recommendations

#1. Set a specific goals and adopt policies for increasing procurement local businesses in construction and through regular procurement

- Formal preferences for 25% local spend integrated in CONSTRUCTION contracts
- Apply BGC procurement policies to other sectors beyond construction including design services
- Specific percentage of Set-Aside contracts for local small businesses
- Bid Process Selection: a responsible low bidder, best value, and that limits and/or minimizes any change orders
- Incentivize procurement officers to meet CONSTRUCTION goals
- Adopt Prompt Payment/Invoicing Policies (30 days max.)
- Set a goal for increasing NON CONSTRUCTION procurement over five years, including incentivizing procurement officers to meet goals
- Prioritize local food procurement by providing pathways for local farms

Draft Procurement Recommendations

#2. Expand Outreach and Education on new construction and ongoing procurement

- Assign dedicated staff to manage outreach activities
- Promote, create, or attend vendor outreach events including Business roundtable
- Facilitate preconstruction Matching Workshops between prime contractors and subcontractors
- Develop a Supplier mentor/protégé program that includes incentives for prime contractor participation
- Create a one stop shop on the BGC Campus for access to information about procurement bids

Draft Procurement Recommendations

#3. Increase Access to Capital

- Contribute to an established a program that awards grants and funds loans for capital improvements, and additionally contribute funds to expand the City of Richmond's Revolving Loan Fund.
- Fund incentives that require coordination of the local small business support system
- Require prime to establish and/or contribute to a Collateral pool or guaranteed line of credit that serves as a \$5M set aside for small businesses

Draft Procurement Recommendations

#4. Address Bonding Challenges

- Improve bonding availability or couple with prime-sub contracts. Bonding types include: bid bonding, payment bonding, performance bonding; waive bid bonds, GC/CM provide bonding for subs
- Require primes to require wrap-around insurance policies as opposed to contractor default that covers prime only

Draft Procurement Recommendations

#5. Build capacity of Richmond businesses to compete

- Increase the numbers of businesses that are certified through training sessions on certification application and by simplifying application process
- Provide, fund, and/or support a Blueprint room for contractors
- New fund for launching and building capacity of small, locally and worker-owned businesses
- Support and/or participate in capacity building workshops
- Establish a "Certifications" Reciprocity and common licensing agreements
- Extend partnerships, especially beyond construction including cleaning, HVAC maintenance, and building controls systems maintenance
- Create and/or support a program that provides back office administrative support, including for example accounting, bid support, payroll services

Draft Procurement Recommendations

#6. Regularly assess and address policies and protocols that create barriers for local, small and micro enterprises to access procurement opportunities

- Structure contracts and bidding process to encourage inclusion of small, minority and worker-owned businesses by using a standard definition of MBE, WBE to include zip code
- Encourage partnerships between large and small vendors
- Review insurance and bonding requirements to consider and address policies that present barriers to small business
- Restructure contracts so smaller firms can compete by unbundling of larger contracts, done by function or by contract size or by product

Housing/ Displacement Subcommittee Presentation



Berkeley Global Campus

AT RICHMOND BAY

Housing/ Displacement Subcommittee: Draft Recommendations

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; **revise and prioritize** draft recommendations
- Presented draft recommendations at Oct. 22 CWG meeting

Progress to Date

November 2015

- Convened a “mini-group” made up of subcommittee members to **consolidate and refine the draft recommendations**
- Held one full-subcommittee meeting to **further refine** the draft recommendations
- Presentation of summarized draft recommendations at Community Briefing tonight

Priorities to Frame Approach & Analysis

- **Define what is affordable** (for very low and low income households) using the City's Housing Element
- **For the benefit of:** Current residents vulnerable to displacement and “**special needs populations**” (e.g., low-income and very low income residents, seniors, disabled, homeless, and re-entry populations)
- **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 #1: Housing Linkage Fee



- **Pay impact fees** to the City of Richmond to build and preserve affordable housing and to prevent displacement
 - Impact fees are based on the **construction of residential and non-residential space** in the City
 - Impact fees will be invested in an **Anti-Displacement Fund to support a wide range of priority programs** (e.g., first-time homebuyer programs, rental assistance)
- City of Richmond is preparing a **Nexus Study** to support establishment of an affordable housing linkage fee

Draft Recommendation #2: Build Housing on BGC Site

- **Build housing on BGC site** for unique needs of workforce (including faculty) and students to **avoid negative impact on existing and future residents and neighborhoods.**



Draft Recommendation #3: Provide Research and Data Support to Richmond Community

- Provide **research and data** support related to affordable housing and **displacement mitigation** by offering expertise of UCB departments, institutes, faculty and student engagement.
 - This support can begin before and independent of any BGC development.
- Collaborate with the City to **study the feasibility of non-traditional forms** of affordable housing (e.g., Community Land Trusts) and identify preferred **models to implement in Richmond:**



Draft Recommendation #3: Provide Research and Data Support to Richmond Community

- **Identify promising practices** to preserve/develop affordable housing, and anti-displacement initiatives that have been successful in the past 10 years in cities similar to Richmond.



Next Steps

- Convene the “mini-group” to **incorporate input and ideas from Community Briefing**
- **Submit final recommendations** to CWG in December
- Participate in **upcoming Housing Linkage Study Session** (Date TBD)



Local Hire/ Workforce Training Subcommittee Presentation



Berkeley Global Campus
AT RICHMOND BAY

Local Hire/Workforce Training Subcommittee: Draft Recommendations

Context and Approach

- **Approach:**
- The Local Hire/Workforce subcommittee's recommendations include policies, investments and partnerships with local organizations that are designed to **increase the numbers of Richmond residents that are prepared for and secure construction and non-construction jobs at the Berkeley Global Campus.** The recommendations call for the University and the LBNL to:
 - Set percentage goals for the numbers of local and disadvantaged residents that are employed
 - Expand workforce training programs and options
 - Establish fair chance policies and provide support for individuals with criminal convictions
 - Adopt labor standards that support union employment and provide family sustaining wages and benefits

Progress to Date

- **Input from wide-ranging collaboration including:**
 - Community Working Group members, UCB/LBNL, For Richmond, Richmond Works, CCISCO, Contra Costa Labor 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 Procurement Recommendations

#1. Ensure a minimum number of local and disadvantaged workers are able to work on the construction of the BGC

- **Local Definition:** Richmond and North Richmond, unincorporated areas of North Richmond. Second priority: San Pablo.
- **Local hire goal:** 30% of total hours worked on a craft-by-craft basis.
- **Apprentice hours:** 30% of hours on a craft -by-craft basis, from local disadvantaged workers.
- **Definition of disadvantaged:** unemployed veterans, previously incarcerated, emancipated foster youth, homeless, those on extended unemployment, chronically unemployed.

Draft Procurement Recommendations

#2. strengthen pathways between local construction training programs and pathways and construction jobs at the BGC

- Designate a project manager to coordinate ensure construction career pathways.
- Fund workforce training needs related to the BGC.
- Fund supportive services for low income and disadvantaged local workers
- Sign a Project Stabilization Agreement with the Contra Costa construction trades.

Draft Procurement Recommendations

#3. Ensure operations and maintenance employment opportunities to local and disadvantaged workers, and labor standards that support families.

- **Goal for new hires in operations:** 50% will be local residents
- **Goal for new hires in operations jobs:** 30% will be disadvantaged workers
- **Commit to ensuring workers at BGC are covered** under same collective bargaining agreements (same wages/benefits) as workers doing comparable work at the main campus.
- **Commit to not contract or subcontract:** any service that is customarily performed by University employees at the main campus

Draft Procurement Recommendations

#3. Operations and Maintenance Recommendations (continued)

- **Commit direct employment by UCB/LBNL** for workers doing comparable work at buildings owned by private entities
- **Wages:** Ensure minimum pay at BGC is higher than Richmond Living Wage and UC minimum wage
- **Provide Funding:** for workforce training needs and supportive services for low-income and disadvantaged local workers for BGC Operations & Maintenance jobs

Draft Procurement Recommendations

#4. Strengthen pathways between local NON construction training programs and pathways and NON construction jobs at the BGC

- Designate a project manager to coordinate and ensure non construction career pathways
- Fund workforce training needs related to the BGC
- Fund \$1 million annually for supportive services for low-income and disadvantaged local workers

Draft Procurement Recommendations

#5. Ensure Fair Chance Employment policies for individuals with prior criminal convictions

- **Interview/Application:** remove questions about prior criminal convictions
- **Third Party Inquiry:** no inquiry into applicant's conviction history; if required, only after applicant deemed otherwise qualified and offered a job
- **Employer must consider:** time elapsed since offense, evidence of rehabilitation activities or mitigating circumstances, if job-related conviction
- **If rejected for employment:** written notice including how the conviction may related to job, opportunity to correct inaccuracies and offer evidence of rehabilitation or mitigating circumstances
- **No consideration of:** arrest without convictions, dismissed or expunged convictions, juvenile convictions, convictions more than 7 years old, misdemeanors, infractions.

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

August 2015:

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

Progress to Date

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

November 2015:

- Refinement of draft recommendations:
 - **Richmond Educational Partnership**
 - **Education Center, Museum and /or Visitor Center**
 - **Youth and Adult Opportunity Fund**
 - **Infrastructure Improvements (Communication and Outreach, Transportation Options)**



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

1. Commit to a Richmond Education Partnership: Support, expand and/or invest in the following:

- **College Exposure:** College advising, experiential learning and academic preparation; college-going culture and transfer opportunities; financial aid
- **Career Exposure:** multi-partnership coordination in work-based learning opportunities including: internships, field trips, career pathways and STEM development; curricular alignment; invest in research and evaluation.
- **Teacher Professional Development:** for lifelong learning opportunities, including: professional externship opportunities for K-14 teachers and adult education; professional development in content, pedagogy and training; training for tutors and mentors
- **Universal Preschool Education**

2. Partner with the Richmond Community to develop and operate an Education Center, Museum and/or visitor Center at the Berkeley Global Campus

Proposed Area for Recommendations

3. Develop a Youth and Adult Opportunity Fund in partnership with the Richmond community, UC Berkeley leaders in education, and museum and regional experts

4. Infrastructure Improvements: Partner with Richmond community-based organizations and regional transportation entities, as well as anchor institutions and funders, to provide improvements in **Communication & Outreach** and **Accessibility & Transportation**

Open House



Berkeley Global Campus

AT RICHMOND BAY

Open House

- Refer to the **number on your nametag** for the first breakout session you will join.
 - #1: Procurement
 - #2: Housing/ Displacement
 - #3: Local Hire/ Workforce Training
 - #4: Education
- After the 1st breakout session, please **rotate to the other breakout sessions** at your leisure.

Next Steps



Berkeley Global Campus

AT RICHMOND BAY

Next Steps

December CWG Meeting:

December 10, 2015

6:00 – 8:30 pm