



Legislation Text

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AN ORDINANCE REQUIRING APPRENTICESHIPS AND PROJECT LABOR AGREEMENTS ON CERTAIN PUBLIC CONSTRUCTION CONTRACTS AND CONSTRUCTION CONTRACTS FOR WHICH TAX ABATEMENT HAS BEEN GRANTED

Sponsors: Payne and Rice

Deferred 6F-H 090612

WHEREAS, the City of Newark has a compelling interest to ensure that development projects (hereinafter, "Tax Abated Projects") with a total estimated cost equal to or exceeding \$25 million, excluding land acquisitions costs, that receive a tax abatement pursuant to the Long Term Tax Exemption Act, N.J.S.A 40A:20-1 et. seq., are completed at responsible cost with the highest degree of quality; and

WHEREAS, the City of Newark has a compelling interest in ensuring that Public Works Contracts with estimated costs equal to or in excess of \$5 million are undertaken at the lowest responsible cost and with the highest degree of quality; and

WHEREAS, the City of Newark has a compelling interest in ensuring that workers on Public Works Contracts and Tax Abated Projects are paid appropriate wages and that their families receive appropriate benefits; and

WHEREAS, a highly skilled workforce ensures the efficient, economical and safe completion of contracts as described above; and

WHEREAS, the employment of apprentices in such contracts can maintain reasonable costs while providing valuable and rewarding work opportunities for new workers; and

WHEREAS, the City of Newark also seeks to ensure that job opportunities generated by contracts as described above are also utilized to help low-income, minority and women workers gain access to careers in the construction trades; and

WHEREAS, poverty, unemployment and underemployment are significant social problems in the City of Newark, and the City seeks to promote meaningful job opportunities for all of its citizens; and

WHEREAS, the benefits received by contractors impacted by this ordinance will create opportunities to employ a substantial number of apprentices from Newark, thus ensuring that those projects will expand access to living wage careers in the construction trades for a new generation of Newark workers; and

WHEREAS, Union-affiliated apprenticeship programs offer access to large numbers of long-term living wage careers in the construction trades; and

WHEREAS, the City of Newark has a compelling interest in having labor

disputes in connection with contracts as described above resolved without the disruptions of strikes, lock-outs or slowdowns; and

WHEREAS, the successful completion of construction contracts expands the City's tax base and advances economic and budgetary stability of all its citizens; and

WHEREAS, Project Labor Agreements make legally enforceable guarantees that projects will be carried out in an orderly and timely manner, without strikes, lock-outs or slowdowns; and

WHEREAS, Project Labor Agreements also provide for peaceful, orderly and mutually binding procedures for resolving labor disputes; and

WHEREAS, Project Labor Agreements provide the City of Newark with a guarantee that contracts as described above are completed with a highly skilled and diverse workforce.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF NEWARK, Essex County, NEW JERSEY, THAT:

Section 1. Definitions

Affordable Housing shall mean housing that is restricted for occupancy and affordable to households with incomes no greater than 80 percent of Area Median Income by family size as established by the U.S. Department of Housing and Urban Development (HUD) including, but not limited to housing that is funded by HUD, Section 42 of the Internal Revenue Code or which is covered and regulated by the Council of Affordable Housing.

Apprentice means a worker who, participates in a Federal Apprenticeship Program and receives benefits and pay not less than those received by an Apprentice.

Apprenticeship Program means a registered apprenticeship program providing to each trainee combined classroom and on-the-job training under the direct and close supervision of a highly skilled worker in an occupation recognized as an apprentice able trade, and registered by the Bureau of Apprenticeship and Training of the U.S. Department of Labor and meeting the standards established by the bureau.

City of Newark means the City or the Business Administrator and/or his designee.

Developer means the recipient of a tax exemption or abatement for a Tax Abated Project or the awardee of a public construction contract for a Public Construction Project, and/or their contractors/agents.

Labor Organization means an organization, which represents, for purposes of collective bargaining, employees involved in the performance of Public Works Projects or Tax Abated Projects and eligible to be paid prevailing wages under the "New Jersey Prevailing Wage Act," P.L. 1963, c. 150 (C.34:11-56.25 et seq.) and has the present ability to refer, provide or represent sufficient numbers of qualified employees to perform the contracted work,

in a manner consistent with this ordinance and the enabling statute (N.J.S.A. 52:38-1 et seq.) and any plan mutually agreed upon by the labor organization and the City of Newark or the Developer, as relevant to the situation.

Not for Profit shall mean any entity that is organized as a non-profit or not for profit entity, corporate or otherwise or a governmental entity.

Project Completion means the determination by the City that the Project, in whole or in part, is ready for the use intended, which ordinarily shall mean the date on which the Project receives its final Certificate of Occupancy.

Project Labor Agreement means a pre-hire collective bargaining agreement between a Labor Organization and the City of Newark or a Developer, as the situation dictates, that contains at a minimum the requirements set forth in this ordinance.

Public Works Project means any public works contract for the construction, reconstruction, demolition or renovation of buildings entered into by the City using public funds, for which:

(1) It is required by law that workers be paid the prevailing wage determined by the Commissioner of Labor pursuant to the provisions of the “New Jersey Prevailing Wage Act”, P.L.1963, c. 150 (C.34:11-56.25 et seq.); and

(2) The total estimated cost of the project, exclusive of any land acquisition costs, will equal or exceed \$5 million. (N.J. Stat. Ann. § 52:38-2)

Tax Abatement Project means a project that has an estimated total construction cost that is equal to or exceeds \$25 million, exclusive of any land acquisition costs, for which the City has granted a tax abatement pursuant to the Long Term Tax Exemption Act, N.J.S.A. 40A:20-1 et seq. However, any project that is being undertaken by a not for profit organization or which shall contain more that 50% affordable housing units shall be excluded.

SECTION II. Project Labor Agreements Required for Certain Projects

1. All Tax Abated Projects and all requests for proposals, specifications and final contracts for Public Works Projects shall require the execution of a Project Labor Agreement that complies with the requirements of this ordinance, unless the Business Administrator determines, taking into consideration the amount of City financial resources required and the increased cost and feasibility challenges that would result to the Project, the nature, phasing, size and complexity of the project, including the height of the buildings, the presence or absence of elevators and the utilization or non-utilization of steel,, that a Project Labor Agreement is not appropriate. In all cases, the Project Labor Agreement must advance the interests of the City of Newark, including cost, efficiency, quality, time, time lines and need for a skilled labor force and safety.

SECTION III. General Requirements

The Project Labor Agreements shall contain the following terms pursuant to this ordinance and in accordance with N.J.S.A. 52:38-1 et seq. (P.L. 2202, C. 44):

1. A. A guarantee that there will be no strikes, lock-outs or other similar actions.

B. Set forth effective, immediate and mutually binding procedures for resolving jurisdictional and labor disputes arising before the completion of the work.

C. A provision to bind all contractors and subcontractors on the project in all relevant documents, including bid specifications.

D. Evidence that each contractor and subcontractor working on the project has an Apprenticeship Program.

E. A requirement that 20% of the labor hours required shall be performed by Apprentices and that 100% of the Apprentices shall be Newark residents. However, if the Labor Organization can demonstrate that it made good faith efforts to increase enrollment of Newark residents in their apprenticeship programs, but that despite those good faith efforts that fulfilling this requirement is not possible because there are not enough Apprentices available, the required percentages of Apprentices will be decreased accordingly. Upon written request of the City, the Labor Organization will provide the City with a list of all Newark residents enrolled in their apprenticeship programs.

F. Conformity with all statutes, regulations, executive orders and applicable City ordinances regarding the implementation of affirmative action requirements for women and minority owned businesses, the obligation to comply with which shall be expressly provided for in the Project Labor Agreement.

G. State that contractors and subcontractors need not be a party to a labor agreement with the applicable labor organization other than for the project covered by the Project Labor Agreement.

H. If applicable, require that each contractor agree to be monitored by a New Jersey State and federal agency to ensure that minorities, women or economically disadvantaged persons are afforded the opportunities to participate in apprenticeship programs, which result in the placement of apprentices on the project.

I. State that any and all Newark residents, who are already in any signatory union or an apprenticeship program, shall be referred to contractors or subcontractors who request them.

J. Include a publicly available plan regarding the shares of employment and apprenticeship positions in the Public Works Project or Tax Abated Project for minority group members and women, which is in full conformance with the requirements of all applicable statutes, regulations, executive orders and local ordinances and is mutually agreed upon by the participating labor organizations and the City or the Developer, which will own the facilities, which are built, altered or repaired, provided that any shares mutually agreed upon pursuant to this subsection shall equal or exceed the

requirements of other statutes, regulations, executive orders or local ordinances.

K. Require the contract to provide whatever resources may be needed to prepare for apprenticeship a number of women and minority members sufficient to enable compliance with the plan agreed upon pursuant to subsection J of this section and provide that the use of those resources be administered jointly by the participating labor organizations and the City, or the Developer or the community-based organizations selected by the City or the Developer.

L. Require the City to monitor, or arrange to have a State agency monitor, the amount and share of work done on the project by minority group members and women and the progression of minority group members and women into apprentice and journey worker positions and require the City to make public, or have the State agency make public, all records of monitoring conducted pursuant to this subsection.

2. A requirement that Developers and Labor Organizations complete the following "Pre-Construction Actions":

A. Pre-Construction Meeting: not less than ninety (90) days prior to the commencement of construction, the developer will meet with the Business Administrator and/or his designee to present workforce needs, which will include the job description of the positions to be filled and the duration of the project. In addition, the Developer will provide the construction schedule. The Labor Organization will present the Developer and the City with the projected availability and trades of eligible Apprentices, who are projected to be available to work on the project.

B. Advertisement: not less than sixty (60) days prior to the commencement of construction, the Labor Organization will advertise in two (2) newspapers regularly published and distributed in Newark and outreach via other media, such as cable television, the web, and/or radio. The advertisement will solicit apprenticeship applications for the Labor Organization's Apprenticeship Program, describe the basic requirements for admission, describe the job training and set for the range of salaries.

C. Job Fairs: The Developer and the Labor Organization will jointly participate in at least two (2) job fairs to be held at a location to be provided by the City in order to explain the Apprenticeship Programs and solicit applications from attendees. Each participating Developer shall pay a pro rata share of the costs of each job fair.

3. A requirement for Local/Minority Hiring Goals providing that for each contractor or subcontractor performing work on a Covered Project, the Project Labor Agreement shall provide that at least 30% of all project work hours will be performed by Newark residents and at least 30% of all project work hours will be performed by minorities and/or women. A contractor shall not be subject to enforcement actions for violations of this Section if that contractor can demonstrate that it made Good Faith Efforts to comply. For the purposes of this section, Good Faith Efforts for a Developer shall at a minimum include compliance with the following:

(a) Entry into a PLA and obtaining Letters of Assent from each

contractor/sub-contractor.

(b) Convene pre-bid and pre-construction meetings to educate construction managers and subcontractors about the Local/Minority Hiring Goals.

(c) Cooperate with City Representative. The Contractor shall cooperate with a City Representative designated by the City. The City Representative shall provide services in support of the Contractor's Local/Minority Hiring Goals. Among other things, the City Representative will:

(1) Establish a point of contact to provide information about available job opportunities;

(2) Develop and maintain an up-to-date list of qualified Local Residents by trade and confirm Local Residency;

(3) Assist Contractors with reporting by working with Contractors and the City where appropriate.

(d) Regularly contacting and documenting of contact with City Representative, and providing certified payroll and other records on a regular basis to the City Representative.

(e) Use and documenting use of City-approved Craft Request Forms sent to both unions and City Representative. Craft Request Form means a document through which Contractors shall request workers from Unions.

(f) Requesting local, minority and women hires from union hiring halls.

(g) Documenting reasons for not hiring referred candidates from target populations, if applicable.

(h) Allowing City Representative prompt and willing access to documentation of all of the above activities and to the work site if requested.

SECTION IV: Reports and Records

The Project Labor Agreement shall require the submission of the following reports to the Business Administrator on the 15th day of each month for the previous month, for each year of construction until Project Completion.

a. Manning Report:

The Developer's report will accurately reflect the total hours in each construction trade or craft, and will list separately the work hours performed by City residents, including a list of minority resident and women resident workers in each trade or craft, by such employees of the Contractor and each of its Subcontractors during the previous quarter.

b. Certified Payroll Report

The Developer's report that will specify the residence, gender and ethnic/racial

origin of each worker, work hours and the rate of pay and benefits provided.

c. Equal Employment Opportunity Reports

The Labor Organization's Local Union Report (EEO-3) and Apprenticeship Information Report (EEO-2), which are required to be filed with the US Commission of Equal Employment Opportunity Commission by the Labor Organization.

d. Apprenticeship Report

The Report of the Labor Organization shall list the names of all persons, who were accepted in to the Apprenticeship Program.

e. Other Reports

The Developer or Labor Organization shall furnish such reports or other documents to the City as the City may reasonably request from time to time in order to carry out purposes of the ordinance.

f. Records

Records to support the work hours stated in the above reports must be maintained for a period of three (3) years after Project Completion. All records shall be made available to the City upon ten (10) days prior written notices.

g. Site Access

Representatives of the City shall be permitted to have appropriate access to all work sites and to all applicable records in order to monitor compliance with the provisions of this ordinance.

SECTIION V: City Remedies

1. In the event of default, the Developer shall be provided with a written notice of default allowing the Developer ten (10) days to cure the default. Should the Developer fail to cure, then in addition to any other remedies available at law or in equity including termination, the City shall be permitted to seek the following remedies for the failure to comply with this ordinance, which remedies shall also be included in the Project Labor Agreement.

a. Suspending or terminating the contract, grant, subsidy agreement or tax abatement agreement in question:

b. For Public Construction Projects, debarring the Developer, contractor or

subcontractor from eligibility for future City contracts.

- c. Such other remedies available at law or in equity.

SECTION VI. Pre-Apprenticeship Training Program

1.Inter-Agency Cooperation. The City and the Labor Organization will solicit the support of the Newark Board of Education, the Essex County Community College, the Essex County Vo-Tech School, the Newark Housing Authority and other community-based organizations to maximize participation in the Apprenticeship Program among eligible City residents.

2.Preparatory services. The City and the Labor Organization shall be responsible for the development of a program to provide all necessary preparatory services for enrolled pre-apprentices, including assistance with GED preparation, obtaining drivers licenses, mentoring and other supportive services for pre-apprentices. The pre-apprenticeship program shall be operated in such a manner that its successful graduates will be equipped and eligible for entry into the Apprenticeship Programs.

3.Mentoring. The City shall have the right to supervise pre-apprenticeship programs that may be operated by Labor Organizations sponsoring Apprenticeship Programs and shall remain authority to review and approve the curriculum and procedures used to recruit and select participants.

SECTION VII. Implementation

1. The City shall include language in all financial agreements or other documents approved by the Municipal Council providing a Tax Abatements requiring compliance with this ordinance.

2. Any advertisement for a Public Works Project published sixty (60) days or more following the effective date of this ordinance shall contain provisions conditioning the award of any contract on compliance with this ordinance.

3. Any tax abatement where the tax abatement application is filed after the effective date of this ordinance shall be subject to compliance with this ordinance, if applicable.

SECTION VIII. Any ordinances inconsistent herewith are hereby repealed to the extent of their inconsistency only.

SECTION IX. If any part of this ordinance shall be declared to be invalid or inoperative such part shall be deemed severable and the invalidity thereof shall not affect the remaining parts of this ordinance.

SECTION X. This ordinance shall take effect upon passage, approval and publication

as required by law.

STATEMENT

AN ORDINANCE REQUIRING APPRENTICESHIPS AND PROJECT LABOR AGREEMENTS ON CERTAIN PUBLIC WORKS CONTRACTS AND CERTAIN DEVELOPMENT PROJECTS FOR WHICH LONG TERM TAX ABATEMENTS HAVE BEEN GRANTED.