

COALITION OF LA CITY UNIONS

To: City of Los Angeles, Office of the Clerk
From: The Coalition of LA City Unions
Date: 10/14/2018
RE: Correspondence for Council File #14-1604

We write regarding the construction and maintenance of the proposed new Parker Center as it is currently configured in a Council motion (File #14-604), which is heading to the Internet & Technology / Public Works Gang Prevention Committee.

The proposed new building includes offices, commercial spaces, and a childcare facility. As stated in a CAO report dated May 15, 2018: "Several City Departments will be moved to the new building, with City selling existing City-owned buildings, and/or termination of leased office space contracts...It will be a 27 to 29 story, 753,740-square foot, high rise municipal building, with a maximum height envelope of 450 feet and underground parking for approximately 1,173 vehicles."

Given the construction workforce size needed, we support the City partnering with good private contractors who will comply with a PLA and all City ordinances for the "Design and Build" phase. The May 15, 2018 CAO report included this possibility in two of four configurations.

However, we **vigorously OPPOSE** the proposal to outsource the Operation and Maintenance of the new building. We represent the employees who currently provide the operations and maintenance of the current facilities and many other city buildings. They do so with great pride and with great success. Once the construction is completed, these employees should continue to perform those services for the new building. It makes no sense to displace these workers only to outsource their existing work.

Furthermore, there are several procedural issues. As Unions who represent job classifications that provide city building operations and maintenance, we should have been noticed about the City's intent to outsource our member's work, as well as their potential relocation from different buildings. While the current building has no department occupants, it remains a workplace for Coalition of LA Union members providing building operations and maintenance support. Notifying and meeting with us on the project would have made self-evident the potential bargaining unit impacts that require negotiation by law. Failure to engage the Coalition in the project, which will have a material effect on our members' wages, hours and working conditions, and violates our MOUs and the law.

Also, the City Charter Section 1022 requires that contracting out of city work be justified by an analysis showing significant cost savings. The data provided to Council members from an Ernest and Young report estimates annual costs that are a de minimis cost differential.

In addition, the proposal seeks to establish a 30 year contract for operations and maintenance. The City Charter limits service contracts to last no longer than 3 three years. The City has this rule to ensure quality control over public services, which our members provide. On May 17, 2018 the Coalition made a

specific information request to the CAO that included asking for “A list of all current, proposed or contemplated contracts involving design, design build, and construction management by the /Dept. Bureau.” That list has yet to be provided, a failure noted in an Unfair Labor Practice complaint filed with the City Employee Relations Board. Given that the CAO’s office authored the Parker Center redevelopment report on May 15, 2018, this project certainly should have been listed.

We urge you to support city workers by taking out the provisions to outsource the operations and maintenance of the new Parker Center.

Thank you,