

# CENTRAL KITCHEN, INSTRUCTIONAL FARM, AND EDUCATION CENTER

## FAST FACTS: Local Hiring



### THE CENTER: THE CHALLENGE -- AND OPPORTUNITY

Today in Oakland, **one in four children** does not have access to affordable, healthy food. Within the Oakland Unified School District (OUSD), this issue is even more urgent, with **72 percent** of students eligible for free or reduced-price lunch. By creating The Center, a Central Kitchen, Instructional Farm, and Education Center, the Oakland Unified School District (OUSD) has the opportunity to dramatically improve the meals we serve in our schools. Through The Center, we aim to boost student achievement and support mental, emotional, and physical health, all of which are closely tied to healthy eating. Beyond promoting healthy eating, The Center will offer real-world learning opportunities through its Instructional Farm and Education Center, and add a new branch to West Oakland's Science, Technology, Engineering, and Math (STEM) Corridor.

### 1) HOW MANY CONSTRUCTION JOBS WILL THE CENTER PROVIDE?

The Center project will provide jobs for approximately 200-300 workers in a variety of trades.

Estimated Workforce Breakdown by Trades (Major Trades Only):

Demo- 10	Earthwork/Paving-8	Fencing- 6	Tile- 4	Install D/F/H- 6
Concrete- 12	Utilities- 8	Rebar- 8	Acoustical- 4	Roofing- 10
Drywall/studs- 15	Site Concrete- 10	Insulation- 5	Food Service- 6	Siding- 6
Electrical- 10	Steel/metals- 8	Metal Deck- 6	Fire Sprinklers- 6	Flashing- 6
Mechanical- 10	Epoxy Flooring- 8	Carpentry- 6	Casework- 4	Specialties-10
Plumbing- 5	Landscape- 10	Windows- 4	FRP-4	Laborers- TBD
Painter- 8		Plaster- 6		

### 2) HOW MANY OF THOSE JOBS COULD BE AVAILABLE TO LOCAL RESIDENTS WITHOUT TRAINING/SKILLS? IN OTHER WORDS, HOW MANY UNSKILLED POSITIONS WILL THERE BE?

Hiring local contractors and local residents to construct this facility is of paramount importance to the Joint Venture ("JV") team and to OUSD. The JV team for this project includes two small, Oakland-based businesses owned by Oakland residents. Most of the positions that will be available on the project will be skilled jobs, meaning some level of training will be required. However, Security is an example of one area of non-construction positions. The JV team has hired West Oakland residents to work on the Lowell Lease-Lease Back Project.

Additionally, subcontractors can work with unions to get people into apprenticeship programs. A company can sponsor laborers in the carpenters' union, for example, to take part in an apprenticeship program. The JV team has confirmed with Labor Union 304 that laborers only need a valid drivers license for a company to sponsor them.

### **3) HOW MANY APPRENTICESHIP POSITIONS WILL BE AVAILABLE?**

For every 5 workers, 1 worker is an apprentice. Apprenticeship positions provide an employment opportunity for unskilled workers. Labor Union 304 laborers (plumbers, painters, carpenters) only need a valid drivers license to be sponsored.

### **4) WHAT METHODS CAN OUSD USE TO ENSURE LOCAL HIRING OF RESIDENTS WITHIN THE BEAT 6X OR WEST OAKLAND NEIGHBORHOODS?**

Residents in West Oakland zip codes will be considered part of the pool of Oakland residents that must be hired for the project to meet local hire goals. Residents in West Oakland zip codes will receive first consideration for positions. The project will work with Unions, similar to what the Lowell Lease-Lease Back Project did, to designate residents from West Oakland zip codes as having first preference for local hire.

### **5) WHAT IS THE STATUS OF THE PROJECT LABOR AGREEMENT (“PLA”)?**

We are nearly complete with the negotiations for the new PLA that will address work performed under the new Bond Measure J. The District and Alameda Buildings and Trades Council have been in negotiations for more than a year: the negotiations required sufficient time to insure the process is thoughtful and attentive to the needs of the Oakland Community. Special consideration will be given to certified Oakland Small Businesses as employers, and to Oakland Resident employees. In addition, we are making progress on a program to guarantee placement of 25 OUSD graduates on an annual basis into apprenticeship programs.

### **6) WILL THE PROJECT LABOR AGREEMENT IDENTIFY SPECIFIC NEIGHBORHOODS WITHIN OAKLAND AS PRIORITY HIRE AREAS?**

No, the PLA does not identify or prioritize neighborhoods. However, OUSD will rely on its Lease Leaseback Developer to do sufficient outreach to the West Oakland community, and require that West Oakland residents seeking employment receive priority on the Central Kitchen, Instructional Farm, and Education Center project.

### **7) WHAT CAN OUSD DO TO HIRE MORE AFRICAN-AMERICANS LIVING WITHIN THE NEIGHBORHOOD?**

We are proud to mention that the JV team on this project is the first in the District where the JV partners are an African-American-owned company and a Latino-owned company. The team’s goal is to hire residents that reflect the demographics in the area, with an emphasis on those in underserved communities. The team is committed to meeting with interested residents wanting to work on the project. The JV Team will host job fairs for residents to find out about job opportunities and submit applications for positions.

### **WOULD YOU LIKE MORE INFORMATION ABOUT THIS PROJECT?**

Please go to [www.ousdthecenter.org](http://www.ousdthecenter.org) to see images of the award-winning design. Would you like to give OUSD feedback about this project? Do you have additional questions? If so, please email [thecenter@ousd.org](mailto:thecenter@ousd.org) or call 510-761-8360.

If you are interested in becoming a part of the Community Engagement Advisory Committee for this project, please send a statement of interest to [thecenter@ousd.org](mailto:thecenter@ousd.org) with the following information:

- (1) your name;
- (2) your contact information, including telephone number, email, and address; and
- (3) a brief statement about your interest in the project and why you would like to serve on the committee.

If you do not have email, please telephone (510) 761-8360 and leave a detailed message with all of the above information.