

**PROJECT STABILIZATION AGREEMENT & PRIME CONTRACTOR LETTER OF ASSENT**

**Project Stabilization Agreement (PSA):** This project is subject to the Project Stabilization Agreement (PSA) adopted by the Board of Education on July 28, 2009 and as subsequently amended. The complete agreement is available for viewing and downloading at [www.sandiegounified.org/node/1097](http://www.sandiegounified.org/node/1097). The successful Contractor (and all Subcontractors) will be required to execute a PSA Letter of Assent (LOA), whereby Contractor and Subcontractors agree to conform to all terms and conditions set forth in the PSA.

TO: **SAN DIEGO UNIFIED SCHOOL DISTRICT**, a California Public School District, acting by and through its Board of Education ("the District").

FROM: **Balfour Beatty Construction, LLC**

(Name of Contractor)

**13520 Eveningcreek Drive North, Suite 270**

(Address)

**San Diego, CA, 92128**

(City, State, Zip Code)

**858-635-7400**

(Telephone/Fax)

**bcahill@balfourbeattyus.com**

(Email Address)

**Brian H. Cahill**

(Name(s) of Contractor's Authorized Executive(s))

**100000529**

(Department of Industrial Relations (DIR) Number)

**979126**

(Contractor's State License Board (CSLB) Number/ Classifications)

This is to confirm that my Company agrees to be party to and bound by the San Diego Unified School District Project Stabilization Agreement – School Construction Major Rehabilitation Funded by Propositions S and Z and Measure YY, effective July 28, 2009 and as subsequently amended, as such Agreement may from time to time be amended by the negotiating parties or interpreted pursuant to its terms. Such obligation to be a party and bound by this Agreement shall extend to all work covered by the Agreement undertaken by this Company on the Project pursuant to **CC23-0360-24** **Tubman Village Charter School WSM**

**(Lease-Leaseback)** and

this Company shall require all of its subcontractors and others covered by the PSA of whatever tier to be similarly bound for all work within the scope of the Agreement by signing and furnishing to the District's Contract Compliance Office an identical Letter of Assent prior to their commencement of work.

Executed By:



(Signature of Company Officer)

**11/2/2022**

(Date)

**Brian H. Cahill**

(Typed or Printed Name)

**President, California Division**

(Title)

# General Requirements

## 2.1.5. Emerging Business Enterprise (EBE) Program



The Logan Memorial Educational Complex Balfour Beatty project team, Construction Manager, Architect, and Inspector of Record gathered on-site to memorialize the dedicated team behind this monumental campus in Logan Heights. This project is nearing final completion and will be welcoming students soon!

### MAXIMUM INCLUSION OF DISTRICT RESIDENTS

Balfour Beatty is committed to maximum participation of District residents in project opportunities throughout all phases of the project. To that end, we inform, provide referrals, and educate interested individuals on how to best participate in project opportunities. Such steps may include:

- » Participate in local worker outreach events to inform District residents interested in the construction industry of upcoming work opportunities
- » Coordinate with workforce organizations, apprenticeship programs, and community-based organizations supportive of local construction workers
- » Coordinate with the San Diego Workforce Investment Board to inform interested individuals about project opportunities and the pathways available to working on the project
- » Coordinate with San Diego Building & Construction Trades Council for notification to all trades
- » Throughout the project, refer interested District residents to referral programs, subcontractors, apprenticeship programs, and local workforce organizations

### PREPARING EBES FOR PSA

For Emerging Business Enterprises not familiar with San Diego Unified's Project Stabilization Agreement (PSA), Balfour Beatty takes proactive measures to prepare EBEs for the PSA. This includes:

- » Distributing PSA Guide
- » Covering PSA requirements at Pre-job meetings including but not limited to:
  - » Letter of Assent to PSA Coordinator and to Council 48 hours prior to commencing work
  - » 70% of workers residents within the District or 35% in the case of zip-coded referral
  - » Limited to three core employees
  - » Providing every EBE with a copy of the PSA
  - » Training EBEs on the use of LCPtracker

“Congrats again to your team on its EBE engagement efforts. Keep up the great work!”

- Karen Linehan, SDUSD Business Outreach Program Manager

# General Requirements

## 2.1.5. Emerging Business Enterprise (EBE) Program



### PSA AND LABOR COMPLIANCE

Balfour Beatty has a long history of monitoring and ensuring labor compliance on our projects. As a best practice, the team will utilize LCPtracker to ensure the highest levels of monitoring and compliance of payment of prevailing wages. To that end, all subcontractors will be required to use LCPtracker for the duration of the Project.

LCPtracker is an ASP web-hosted software program from LCPtracker, Inc. that minimizes paperwork and labor hours when enforcing a Labor Compliance Program on public works construction projects. LCPtracker creates an online database of all certified payroll reports (CPR), uploads certified payroll reports to the DIR, allows the team to review certified payrolls before subcontractors submit to the DIR, generates audits, logs, and numerous reports. As part of our subcontractor on-boarding process, at every tier, subcontractors are trained on the use of LCPtracker.

Using the comprehensive solution, LCPtracker, Balfour Beatty can produce accurate certified payroll reports easily - already checked and verified for accuracy, prior to subcontractors uploading their certified payrolls to the DIR. This additional level of review prior to submission will allow the team to ensure all certified payrolls are accurate. On a weekly basis, we can monitor and track each subcontractor's certified payroll allocations by individual employees and crafts.

Also, as specific percentages of the "skilled workforce" requirements and the inclusion of journey persons that have graduated from a state or federally-approved apprenticeship programs increases during the project, Balfour Beatty can easily monitor and track compliance for each subcontractor. On a weekly basis, we will run reports and discuss journey person and apprentice percentages at weekly project meetings. For those subcontractors that are not in compliance, Balfour Beatty will require corrective action plans.

The present and future availability of skilled workforce in construction has been a source of concern for some time now. Balfour Beatty is aware of the existing challenges for meeting the percentage requirements for skilled journey persons across all apprenticeship trade occupations, though to varying degrees. Trade organizations believe that electrical trade occupation is best positioned to meet these percentage requirements. Some of the trades that may be more challenging in meeting these percentage requirements include; laborers, carpenters, operators, painters, masons and drywallers.