



Legislation Details (With Text)

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Report to Carson Reclamation Authority

Tuesday, September 03, 2019

Discussion

SUBJECT:

REPORT ON GEOGRAPHIC DISTRIBUTION OF CONSTRUCTION WORKERS ON THE REMEDIAL ACTIVITY ON CELL 2 OF THE FORMER CAL COMPACT LANDFILL, THE LOS ANGELES PREMIUM OUTLETS

I. SUMMARY

On a number of occasions, Board members have requested a report on the geographic distribution of construction-related employees on the Former Cal Compact Landfill remedial activity work for the Los Angeles Premium Outlets.

The Authority's Horizontal Master Developer, RE|Solutions, LLC, has produced the attached table and map showing the geographic distribution of construction workers on the site.

II. RECOMMENDATION

RECEIVE AND FILE.

III. ALTERNATIVES

TAKE any other action the Board deems appropriate.

IV. BACKGROUND

The Los Angeles Premium Outlets (LAPO) project is currently under construction on Cell 2 of the Authority's 157 acre site, the Former Cal Compact Landfill, on approximately 41 acres. The project will feature approximately 120 retail stores in 566,000 s.f. of GLA built in two phases: 400,000 s.f. in Phase 1 and 166,000 s.f. The Developer is CAM-Carson, LLC, a partnership of the Macerich Company and Simon Property Group.

The environmental oversight for the project is under the California Department of Toxic Substances Control (DTSC), which oversees landfill closures in the state. Because of the site's geotechnical conditions, all buildings and other structures must be constructed on structural piles - reinforced concrete columns that are driven through the landfill and into the underlying soil by pile driving rigs. Some piles are nearly 100' long. There are approximately 2,300 piles for this project.

All work currently being performed on the site is under the direction of the Authority's Horizontal Master Developer, RE|Solutions, LLC (RES). Two prime general contractors work under the RES contract: the civil general contractor is Snyder Langston (SL Carson Builders, LLC) and the environmental general contractor is TRC Solutions, LLC. All construction work is performed by subcontractors to either Snyder Langston or TRC, though TRC directly manages the operation and maintenance of the site with its own staff.

Snyder Langston manages the pile driving, slab construction, and civil general contracting work, such as the construction of streets and utility lines. TRC is responsible for all surface and subsurface work, such as site grading, liner installation, and construction and maintenance of all the environmental systems.

To date, RES subcontracts with design, engineering and monitoring firms in addition to the construction firms. These include:

- TRC Solutions, Inc. (environmental engineering and environmental general contracting)
- SL Carson Builders, LLC (civil general contracting)
- Leighton Consulting Inc. (geotechnical engineering)
- Cambridge CM, Inc. (project scheduling)
- Cummings Curley and Associates Inc. (landscape architecture)
- Nadel Studio One (architectural feasibility studies)
- KPFF (structural engineering)
- Michael Baker International, Inc. (civil engineering)
- Securitas Security Services USA Inc. (site security)
- B&D Construction and Mayfield Enterprises, Inc. (site maintenance and stormwater management)
- DIRTONU, Inc./Murow CM (dry utility consulting)
- TER International LLC (noise/vibration monitoring)
- Twining Consulting, Inc. (materials testing and deputy building inspections)
- Cumming Construction Management, Inc. (budget and schedule analysis)

- Labor Compliance Management (prevailing wage reporting and compliance)
- Mayfield Enterprises, Inc. (landscaping)

All construction activity currently being performed on the site is under prevailing wage regulations. Design and engineering is not considered construction activity and not prevailing wage work.

Snyder Langston's primary subcontractors are Hayward Baker (pile installation) and Largo Concrete (for concrete pouring). The construction of Stadium Way, to commence in late 2019, has not been bid yet.

TRC's primary subcontractors are B&D Construction Co., Inc. (grading), ERRG (liner installation) and Innovative Construction Solutions (landfill gas system).

The Authority's work on this Project will be completed in early 2020, when the CAM-Carson partnership will begin the vertical work, the actual construction of the mall. W.E. O'Neill is the general contractor for the vertical work. In addition, the Authority will commence construction on Stadium Way later this fall, with construction-period completion in mid-2020.

All of the construction work on the site has been competitively bid, and the contractors are paying prevailing wages.

Attached is a map showing the geographic distribution of the current construction workers on the site, along with a table providing more detail about the communities the employees come from. Most of these workers are working on contracts that would have been let at the end of 2018 or early 2019.

Efforts to improve the numbers of employees from Carson are underway, including requiring contractors and subcontractors to post job openings in Carson as well as discussing local training programs such as HAZWOPER training for potential construction workers on the site.

Another update will be provided at the end of the year.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. District at South Bay Employee Origin Map and Table (pgs. 4-5)

1.

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