

Project Labor Agreement Market Survey

Subject: The U.S. Army Corps of Engineers, South Atlantic Division, Mobile Regional Contracting Center, Duke Field, FL – Labor Market Survey.

THIS IS A PROJECT LABOR AGREEMENT SURVEY ONLY. THIS IS NOT A REQUEST FOR PROPOSAL, REQUEST FOR QUOTE, OR INVITATION FOR BID. THERE WILL NOT BE A SOLICITATION, SPECIFICATIONS, OR DRAWINGS AVAILABLE AT THIS TIME.

This is a SPECIAL NOTICE. No proposals are being requested or accepted with this notice. The Corps of Engineers Mobile District is soliciting comments from the construction community addressing the potential use of Project Labor Agreements (PLA) for large scale construction projects (exceeding \$25 million) within Duke Field, FL and surrounding area. This market survey is being posted for the AVFID Operations and Maintenance Facilities, Duke Field, FL. Description of Work: (1) Construct a new 78,800 sf Operations Facility. The facility will be concrete slab-on-grade foundation with masonry unit and metal stud construction with masonry veneer exterior finish, and sloped metal roof. Project consists of multi-story complex to house squadron specific and shared functions. Functional areas include: space to plan, brief and critique aircrews; to direct flight operation and to provide training. (2) Maintenance facilities include construct new [corrosion control, Wash rack pad, utility staging and storage, and air ground equipment (AGE) covered and open storage] and alter maintenance facility (accessories and fabrication) to include heating, ventilation and air conditioning; interior finishes; building exterior and reconfiguration for active/reserve associate combined maintenance. All facilities include noise mitigation, secondary utilities (water, wastewater, natural gas and electricity), parking, fire protection and all necessary support. All necessary support includes primary infrastructure to include a road with perimeter fencing, primary utility lines and elevated water storage tank. (3) Air field pavements consisting of new wash rack pad and reconfigure existing apron to convert MC-130E parking plan to AVFID Fixed Wing (FW) parking plan to include new marking, tie-downs, grounding, and airfield lighting. Additional taxiway and apron to integrate new wash rack pad into existing apron. Project includes demolition of 59,300 sf. Air conditioning: 1,142 kW (325 tons)

A PLA is defined as a pre-hire collective bargaining agreement with one or more labor organizations that establishes the terms and conditions of employment for a specific construction project and is an agreement described in 29 U.S.C. 158(f).

Accordingly, Offerors are requested to respond to this Special Notice regarding PLA with the following information.

- (1) Should PLAs be executed on selected large dollar contracts in MacDill Air Force Base, FL and surrounding area?
- (2) Are there concerns by prime contractors on the availability of skilled construction labor?
- (3) Would a PLA benefit a project which contains a unique and compelling mission-critical schedule?
- (4) What type of project should not be considered for PLA clauses?
- (5) What is the time impact to the completion of the contract due to a PLA?
- (6) What is the cost impact to the bid due to a PLA?

(7) What other factors should the Corps consider before deciding to include PLA provisions in a Mobile Engineer District contract?

(8) Please provide a list of recent (2-5 years) construction projects in the local labor market of the project under consideration. Include the following items:

Project Name/Location	Project Description	Initial Cost Est/Actual Final Cost	Was the project completed on time	Number of craft trades present on the project	PLA (Y/N)	Were there any challenges experienced during the project?
1.						
2.						

(9) Which trades are expected to be employed on this project? Are you likely to need some union skilled trades for at least part of this project?

(10) What market share does union labor have in the geographic area for this project or type of construction?

(11) Does the local market contain the sufficient number of available skilled workers for this project? Are there other projects in the vicinity going to limit the pool of skill labor available for your project?

(12) Has a project like this been done before in the local market?

(13) What investments have been made to support registered apprenticeship programs?

(14) Have PLAs been used on comparable projects undertaken by the public sector in this geographic region? Have PLAs been used on this type of project in other regions?

(15) Which CBAs are likely to expire during the course of the project under consideration that might cause delays?

(16) How do open shop and union wage rates influence prevailing wage rates in the local market and compare to Davis Bacon rates? What impact does unionization in the local market have on wages?

(17) Could a PLA contribute to cost savings in any of the following ways?

- Harmonization of shifts and holidays between the trades to cut labor costs?
- Minimization disruptions that may arise due to expiration of CBA?
- Availability of trained, registered apprentices, efficient for highly skilled workforce?
- Allowing for changes in apprentice to journeyman ration.
- Serving as management tool that ensure highly skilled workers from multiple trades are coordinated in the most efficient way.
- Others?

(18) Could a PLA minimize risk and contribute to greater efficiency in any of the following ways?

- Mechanisms to avoid delays
- Complying with Davis Bacon and other labor standards, safety rules and EEO and OFCP laws.
- Ensuring a steady supply of skilled labor in markets with low supply or high competition for workers.

(19) Are there ways in which a PLA might increase costs on this particular project?

Interested Offerors shall respond to this Special Notice no later than 21 December 2012. Mail, or E-mail your response to U.S. Army Engineer District Mobile, Attn: CESAM-CT/Ms. Geanette Kelley, P.O. Box 2288, Mobile, AL 36628; E-mail – geanette.kelley@usace.army.mil. This Special Notice is not to be construed as a commitment by the Government, nor will the Government pay for the information solicited.