Project Labor Agreements in Ohio:

A Survey of the Data and Cost-Benefit Outcomes





Presentation Outline

Topics to Discuss

ACT Ohio History & Mission

ACT Ohio Member Profiles

Project Labor Agreement Overview

PLAs on Major Ohio Public Projects

PLAs on Major Ohio Private Projects

PLA Benefits for Municipalities & Counties

PLA Outcomes: Lucas County

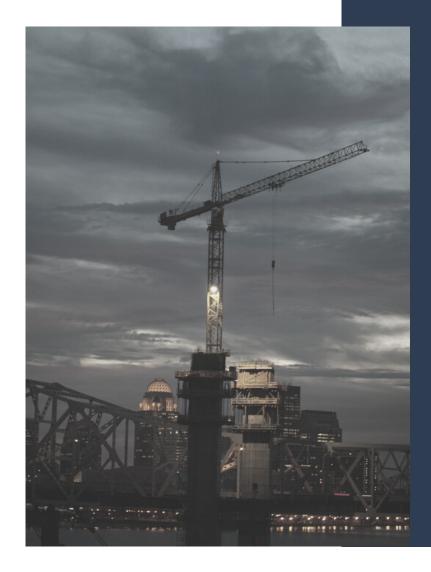
PLA Outcomes: City of Canton

PLA Outcomes: Franklin Co. Hall of Justice

PLA Outcomes: Lorain City Schools Risky Business: Non-PLA Projects

Summary Contact Us

Appendix: Lucas County PLA data





ACT Ohio Mission & History

ACT Ohio is a 501(c)(5) organization established in 2012 by the Ohio State Building & Construction Trades Council to facilitate industrial and economic development and promote best practices for Ohio's public and private construction.



ACT Ohio Represents:







95,000+ OHIO TRADESPEOPLE

ACT Ohio represents over 95,000 men and women working in 12 construction trades, including all Building Trade crafts, with the exception of the Operating Engineers and Carpenters.

137 UNION AFFILIATES

ACT Ohio serves 137 local union affiliates, including all Building Trades, with the exception of the Operating Engineers and Carpenters.

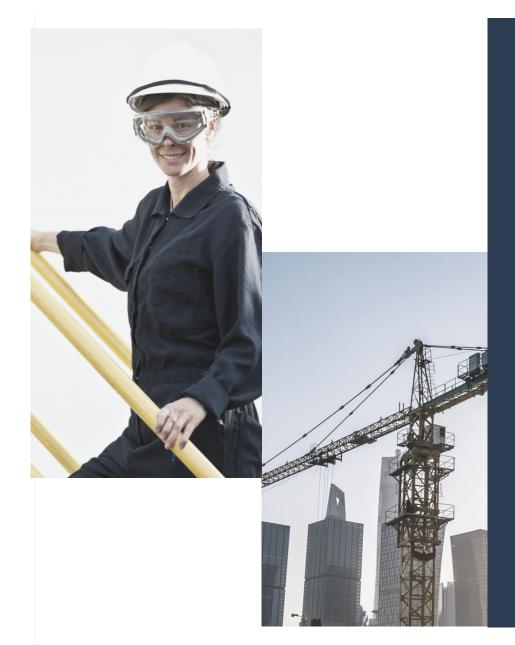
14 BUILDING TRADES COUNCILS

ACT Ohio works in coordination with and in service of 14 regional Ohio Building Trades Councils.

ACT Ohio facilitates Project Labor Agreements

WHAT ARE PROJECT LABOR AGREEMENTS?

Project Labor Agreements (PLAs) are pre-hire collective bargaining agreements that establish the terms and conditions of employment on one or more construction projects.



Project Labor Agreement benefits:

INDUSTRY BEST-PRACTICE

PLAs have commonly been used for privateand public-sector construction projects since the 1930s.

SAFEGUARD PROJECTS

PLAs ensure construction project delivery on-time, onor under-budget, and with the highest quality workmanship.

GUARANTEE STABILITY

PLAs guarantee no strikes, standardize schedules and payrolls, provide dispute resolution procedures, and ensure access to a licensed, safe, highly skilled workforce.

PROTECT INVESTMENTS

PLAs protect taxpayers' and shareholders' interests by delivering premium, construction services at competitive bestvalue pricing.

Public Benefits of PLAs

Public officials consider these factors in signing Project Labor Agreements:

INCREASED PRODUCTIVITY

due to greater efficiency of the workforce.

• DECREASED WORKPLACE INJURIES

due to strict safety protocols.

REDUCED COSTS

for long-term maintenance due to higher quality of workmanship.

FINANCIAL BOOSTS

due to greater efficiency of the workforce.

LESS STRESS ON COMMUNITY FABRIC

due to health and wellness benefits for workers.

PARTNERSHIP BENEFITS

inherent in workforce development agreements with local community colleges.

BEST OVERALL VALUE

for taxpayers.

SUCCESSFUL RESULTS

in hundreds of instances across the state.

PLAs are prevalent on Ohio construction projects.

Project labor agreements are widely utilized in Ohio's public and private sectors, based on potential cost savings, quality of workmanship, and timeliness of project delivery.

PLAs are tailored to meet the specific needs and expectations of owners and taxpayers.



Major Ohio public-sector PLA projects:

City of Columbus Fire Station #35 Project (\$12 million)

Cleveland Browns Football Stadium Project (\$300 million)

Cuyahoga County Convention Center & Hotel (\$272 million)

Franklin County Corrections Facility Project (\$325 million)

Franklin County Hall of Justice Project (\$28 million)

Hamilton County Coroner Building (\$53 million)

Lorain High School, Lorain City School District (\$59 million)

Marietta City Schools Project (\$80 million)

Scioto County Commissioners' Scioto County Jail Project (\$12 million)



Public authorities across Ohio have implemented PLAs:

Berea City Schools

Bowling Green State University Student Housing

Euclid City Schools

Ironton City Schools

Lakewood Public Library

Northwest State Community College

Parma City Schools, City of Parma Justice Center and Fire Stations

Portsmouth City Schools

South Point City Schools

Washington-Nile Local School District

Youngstown State University Watts Center and YSU Williamson Business School projects

...and dozens more.





Major Ohio private-sector PLA projects:

Akron Goodyear IRG Project (\$200 million)

Cleveland East Flats Development (\$500 million)

CoGen 500 mw Oregon Clean Energy Project (\$860 million)

Honda of America Marysville Auto Plant upgrade projects (\$210 million)

Lordstown Energy Center Project (\$850 million)

Promedica Toledo Hospital Replacement Tower Project (\$400 million)

PTTGCA-Daelim Ethane Cracker Plant, Belmont Co. (\$9 billion)



Private investors across Ohio have utilized PLAs:

Aristech Chemical Phenol Plant Project (\$100 million)

Cincinnati Broadway Commons Casino (\$175 million)

CEMEX Industrial Complex (\$2 million)

DPL Energy Turbine Generator Project (\$40 million)

Cleveland Church + State Development (\$60 million)

Honda of America Anna Engine Plant expansion (\$35 million)

Penn National Gaming Dayton Racino (\$90 million)

...and dozens more.



EXCLUSIVE: Thai company has eyes on Ohio for natural gas cracker plant

Apr 20, 2015, 2:00pm EDT Updated: Apr 20, 2015, 2:20pm EDT

A Thai energy corporation is taking a big step toward building a multibillion-dollar ethane cracker plant in eastern Ohio, *Columbus Business First* has learned.

Project Labor
Agreements help
Ohio secure direct
investment, creating
jobs while stewarding
public dollars.

s based in Bangkok, is e hottest areas for

orporations, is in the uld change given the energy industry since



BLOOMBERG

Cracker plants are immense operations, such as t naptha cracker factory that Formosa Plastics Gro operates in Taiwan.

PLA finalized on \$9 billion industrial project

The U.S. subsidiary of PTT Global Chemical (PTTGC America) has selected a site in Belmont County for the construction of a world-scale petrochemical complex. PTTGC is Thailand's largest integrated petrochemical and refining company.





Cracker plant will need 7,500 craftworkers at peak.

ACT Ohio has been intimately involved with the petrochemical complex since the initial discussion of the project, at the request of JobsOhio, the state's development agency.

PLA economic benefits for Ohio counties and municipalities:

1. TAXPAYER VALUE "Taxpayers receive

value through productivity, quality work, and cost-efficiencies" achieved under PLAs.*

2. JOB CREATION & WORKFORCE DEVELOPMENT

PLAs with local
workforce provisions
increase middle-class
construction jobs &
apprenticeship
workforce development
opportunities.

3. REVENUE GENERATION

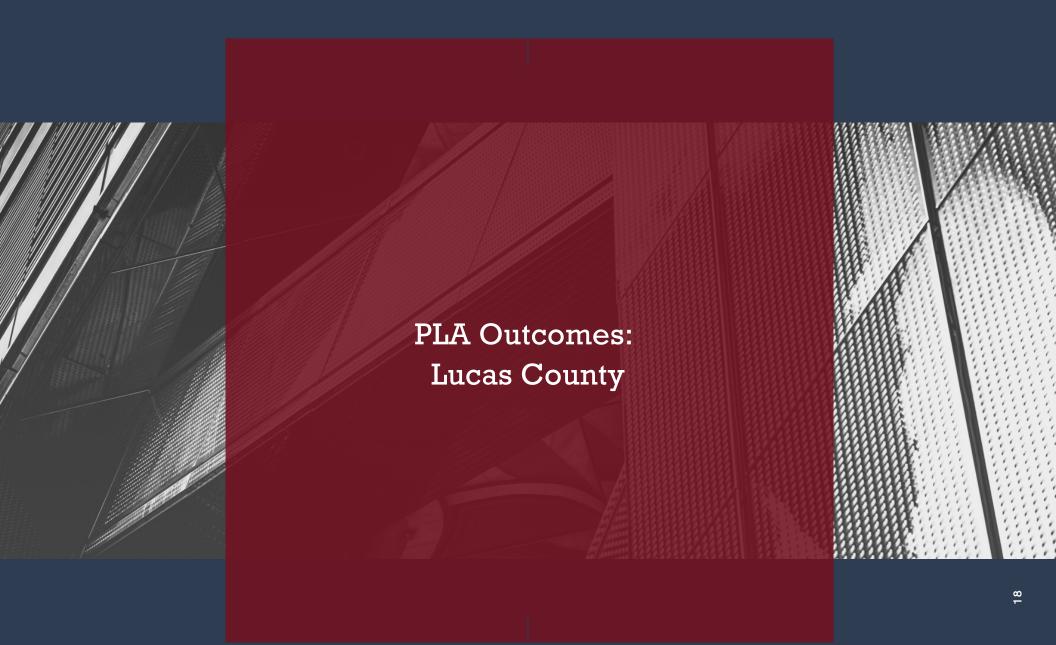
Increased local
earnings result in
higher payroll tax
revenues and trickledown benefits through
increased consumer
buying power.

[&]quot;Project Labor Agreements in New York State II: In the Public Interest and of Proven Value", Kotler, Fred B., Cornell University.

"PLAs can achieve cost savings by standardizing terms of the various crafts' agreements in the area, including work hours, paid holidays and overtime; and by allowing for expanded use of apprentices."

"PLAs produce indirect savings related to higher productivity and uninterrupted production resulting from no-strike clauses and alternative dispute resolution procedures."

- "Community Workforce Provisions in PLAs: A Tool for Building Middle-Class Careers", Cornell University



Lucas County PLA Contracts, 2012-2019

TOTAL PROJECTS: PROJECT ESTIMATES: FINAL PROJECT COSTS:

104** Total: \$44,720,653.17* Total: \$39,940,052.76*

*See Appendix for contract details on 104 Lucas County PLA projects from 2012-2019.

** Included in this report are 104 of 113 total PLA projects initiated in Lucas County during time period, some of which do not have final project costs at time of publication.



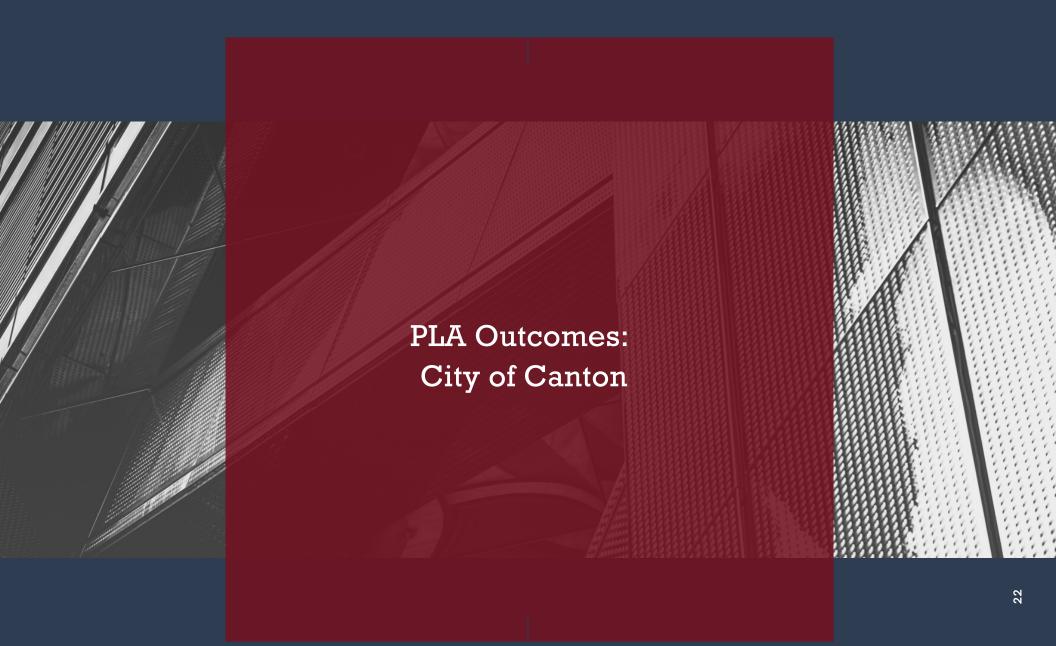
LUCAS COUNTY, 2012-2019

*See Appendix for contract details on Lucas County PLA projects.

A total \$4,780,600.41 in direct cost-savings to Lucas **County and its taxpayers** resulted from the use of **Project Labor Agreements on** 104 public facility and infrastructure projects.

"Lucas County has never had an issue with any of these projects finishing on time. We feel that (the data) clearly demonstrates the value and effectiveness of our project labor agreement."

- Board of Lucas County Commissioners Toledo, Ohio



City of Canton PLA Contracts, 2012-2014

ESTIMATE	CONTRACT
\$7,000,000.00	\$5,087,082.90
\$50,000,000.00	\$49,239,465.00
\$602,382.49	\$588,915.50
\$348,417.00	\$373,448.00
\$130,000.00	\$109,928.00
\$1,400,000.00	\$1,372,053.25
\$1,080,000.00	\$1,111,706.25
\$296,000.00	\$325,142.00
\$294,270.00	\$277,340.36
\$285,000.00	\$192,000.00
\$380,516.00	\$395,028.00
\$105,750.00	\$100,000.00
\$225,000.00	\$226,051.00
\$900,000.00	\$880,380.75
	\$50,000,000.00 \$602,382.49 \$348,417.00 \$130,000.00 \$1,400,000.00 \$1,080,000.00 \$296,000.00 \$294,270.00 \$285,000.00 \$380,516.00 \$105,750.00 \$225,000.00

City of Canton PLA Contracts, 2012-2014

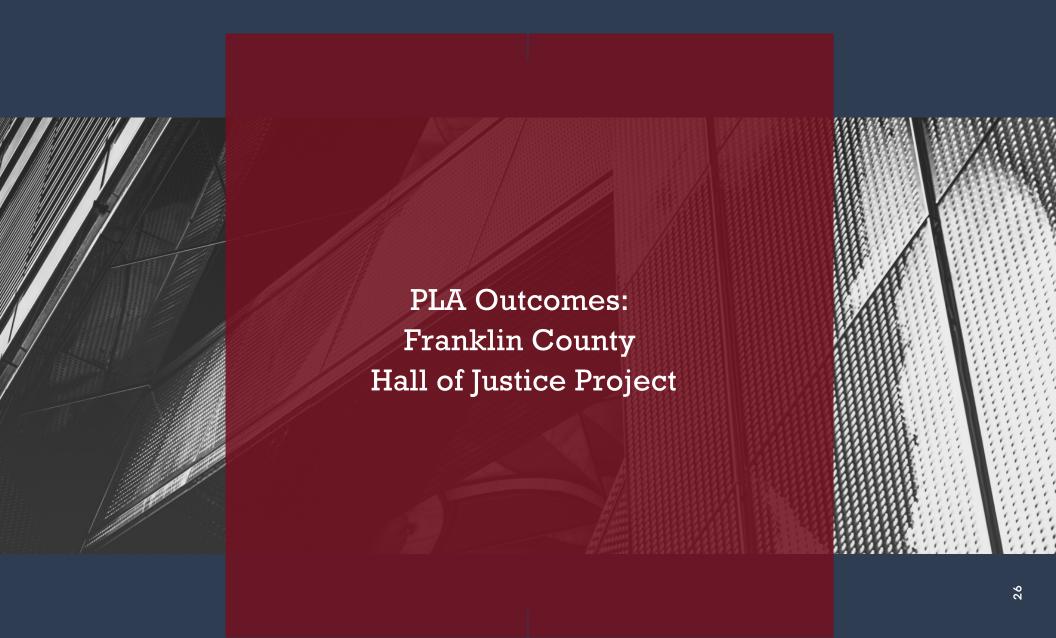
TOTAL PROJECT ESTIMATES: FINAL PROJECT COSTS:

Total: \$63,047,335.49 Total: \$57,278,541.01

PLA COST-SAVINGS:

\$5,768,794.48





Franklin County Hall of Justice PLA, 2015

BUILDING SYSTEM	ESTIMATE	CONTRACT
Asbestos Abatement	\$6,200,000.00	\$5,710,490.00
Fireproofing	\$700,000.00	\$439,000.00
General Trades	\$3,100,000.00	\$2,695,000.00
Drywall	\$3,900,000.00	\$2,493,000.00
Fire Protection	\$900,000.00	\$670,000.00
Carpentry	\$500,000.00	\$546,263.00
Plumbing	\$1,000,000.00	\$1,027,400.00
Electrical	\$6,100,000.00	\$6,037,533.00
HVAC	\$4,300,000.00	\$5,120,000.00
Elevators	\$1,400,000.00	\$1,026,117.00
Interior Storefront	\$300,000.00	\$189,332.00

Franklin County Hall of Justice PLA, 2015

TOTAL PROJECT ESTIMATES:

FINAL PROJECT COSTS:

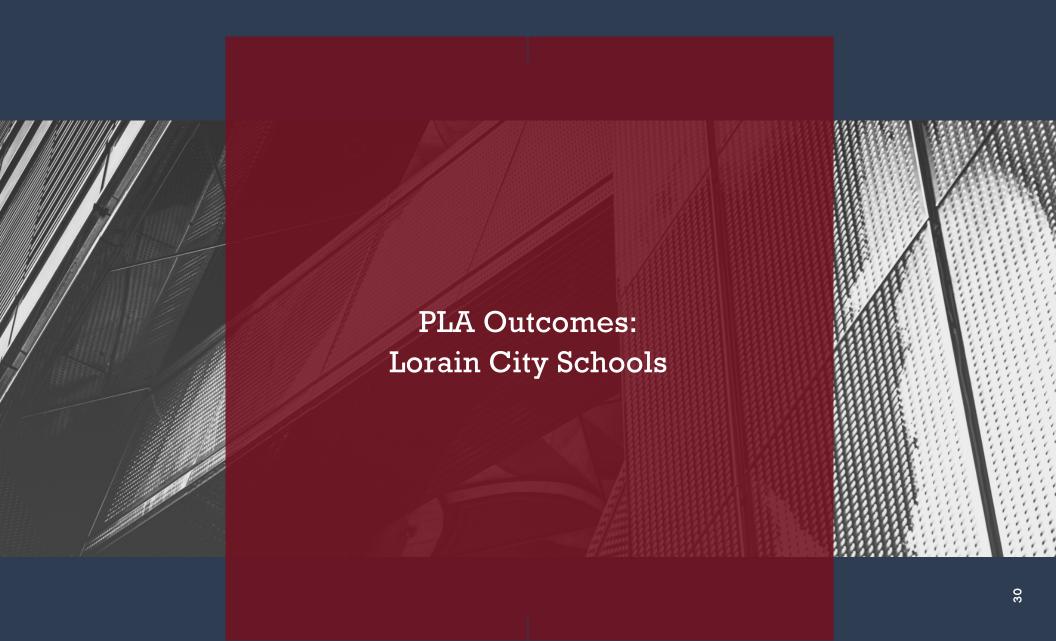
Total: \$28,400,000.00

Total: \$25,955,010.00

PLA COST-SAVINGS:

\$2,444,991.00





Lorain City Schools High School PLA, 2012

BUILDING SYSTEM		ESTIMATE	CONTRACT
Site work		\$3,485,579.00	\$2,874,597.00
Concrete / General Trades	5	\$13,847,103.00	\$14,020,500.00
Masonry		\$8,354,032.00	\$9,160,000.00
Structural Steel		\$4,138,603.00	\$4,169,000.00
Roofing		\$2,512,176.00	\$1,860,640.00
Glass & Glazing		\$2,538,373.00	\$2,382,000.00
Kitchen Equipment		\$976,844.00	\$883,993.00
Casework		\$1,670,859.00	\$1,265,000.00
Fire Protection		\$953,872.00	\$1,011,910.00
Plumbing / HVAC		\$13,030,675.00	\$12,100,000.00
Electrical		\$6,243,228.00	\$5,656,609.00
Tech / Security		\$1,445,000.00	\$1,445,000.00
	TOTAL ESTIMATES & FINAL COSTS:	\$59,196,344.00	\$56,829,249.00



PLA COST SAVINGS:

\$2.367 MILLION

LORAIN CITY SCHOOLS LORAIN HIGH SCHOOL, 2012 A total \$2,367,095.00 in cost-savings to the Lorain City School District directly resulted from the use of a Project Labor Agreement for the construction of a new Lorain High School.

"There's nothing but good news this evening," said Robert A. Fiala, a partner with Then Design Architecture.

"Thank you, (Lorain School) Board, for your confidence in us. This will be the most state-of-the-art high school in the State of Ohio. This is a community college of a high school. The inspiration is actually the harbor, like sailing ships, because of the history of this city."

- The Lorain Morning Journal



The Columbus Dispatch New Truro Township fire station

New Truro Township fire station shows lowest bid not always the best

"...expected to finally open in April, more than a year behind schedule..."

- Columbus Dispatch

By Jim Woods The Columbus Dispatch Posted Jan 5, 2020 at 5:18 PM

The new Truro Township fire station's opening has been delayed more than a year because the original contractor defaulted on the job.



Investors beware:
Lowest bids don't
equate to best-value on
construction projects.

"Without that bond insurance, taxpayers would have had to pick up at least \$1.7 million in additional costs." - Columbus Dispatch

"...significant issues of potential non-compliance...."

- Chillicothe Gazette

Chillicothe Gazette

\$5.5 million Ross County Jail project a year behind; contractor quits

tons born, Chillicothe Gazette | Chillicothe | The Chillicothe Gazette | Published 7:35 a.m. ET March 8, 2019 | Spekind 8:54 a.m. ET March 8, 2019

CHILLICOTHE - On the same day a Columbus-based construction firm voluntarily defaulted on the \$5.5 million Ross County Jail project, they also defaulted on at least two other taxpayer funded multi-million dollar projects.



Project Labor Agreements guard against unscrupulous contractors, whose fire-sale bids:

- risk worker lives & public safety
- sacrifice construction quality
- fail to meet project timelines
- rely on unethical or illegal labor & employment practices

Contractor "quit three public projects - including a fire department and a state park project - with combined costs of over \$14 mil. and about \$5.6 mil. already paid." - Chillicothe Gazette PLAs ensure project completion on time, on- or under-budget, and with substantial public-private benefits.

"Timely construction of projects requires a substantial number of workers from many crafts possessing skills and qualifications vital to its completion.

PLAs ensure a level playing field for both union and non-union contractors, which guarantees a steady flow of highly trained construction labor."

- North America's Building Trades Unions

Reach ACT Ohio and the Ohio State Building & Construction Trades Council

ADDRESS

41 S. HIGH ST. #2325, COLUMBUS, OH 43215

PHONE NUMBER

(614) 228-5446

EMAIL

INFO@ACTOHIO.ORG





PROJECT		ESTIMATE	CONTRACT
2012 Emulsified Seal C	Coat Program	\$288,744.40	\$285,551.90
2012 Microsurfacing Pr	rogram	\$4,220,314.00	\$204,815.50
2012 Culvert Program		\$184,159.85	\$159,501.28
Sanitary Sewer 793-A,	Monclova Road, Monclova Twp.	\$594,015.00	\$740,252.42
Whiteford Road / Laske	ey Road Drainage Improvement	\$221,459.00	\$170,260.41
Road Maintenance Pre	-Engineered Building	\$673,564.00	\$638,535.00
Road Maintenance Bui	lding - Shell Pkg.	\$1,284,336.00	\$1,169,573.00
Road Maintenance Bui	lding - Site Work Pkg.	\$827114.00	\$682,777.00
Water Supply Line No.	1584, Eber Road, Monclova Twp.	\$332,921.00	\$289,797.97
Road Maintenance Bld	g. 1049 McCord-Fueling Station Pkg	\$324,800.00	\$310,000.00
Road Maintenance Bld	g. 1049 McCord-Fire Protection Pkg	\$76,210.00	\$50,932.00
Road Maintenance Bld	g. 1049 McCord-General Trades Pkg.	\$519,947.00	\$501,834.00
Road Maintenance Bld	g. 1049 McCord-Electrical Pkg.	\$382,383.00	\$398,904.00

PROJECT	ESTIMATE	CONTRACT
Road Maintenance Bldg. 1049 McCord-Mechanical Pkg.	\$528,507.00	\$419,890.00
Road Maintenance Bldg. 1049 McCord-Plumbing Pkg.	\$306,160.00	\$226,079.00
Renovations/Alterations Bldgs. B,C,D, 1049 McCord-Mechanical	\$141,295.00	\$80,140.00
Renovations/Alterations Bldgs. B,C,D, 1049 McCord-Electrical	\$265,100.00	\$191,490.00
Renovations/Alterations Bldgs. B,C,D, 1049 McCord-General Trades	\$100,100.00	\$65,070.00
Renovations/Alterations Bldgs. B,C,D, 1049 McCord-Plumbing	\$324,600.00	\$351,840.00
Central Drug Testing Relocation Project	\$598,466.00	\$631,773.36
Dredging of Coolie Canal	\$326,279.00	\$305,345.00
Lose Road Drainage	\$124,384.00	\$89,065.62
2013 Annual Resurfacing Project	\$863,399.50	\$754,026.31
Albon Road Drainage Project	\$192,966.00	\$119213.65
WSL 209-R, Village of Harbor View	\$732,634.00	\$675,264.41
Replacement of Culvert No. 1431 & Various Traffic Signals	\$315,018.50	\$243,239.41

PROJECT	ESTIMATE	CONTRACT
Sanitary Eng. Facility Exterior Insulation & Finish System Restoration	\$291,000.00	\$225,816.00
Site Work Co.Eng. Bldgs. A,B,C,D 1049 McCord, Holland, OH	\$662,000.00	\$508,752.46
2013 Microsurfacing Project	\$427,491.00	\$381,766.55
Interior Painting Project, Lucas County Corrections Center	\$270,000.00	\$218,000.00
Calvin Avenue, Janet Avenue, Estess Avenue Drainage Improvement	\$313,354.00	\$253,229.86
Raab Road Improvement	\$115,616.50	\$96,496.19
2014 Bridge Repair Program	\$355,105.00	\$378,232.44
2014 Crack Sealing Program	\$220,950.00	\$176,101.28
Old State Line Road Drainage Improvement	\$163,797.00	\$135,176.50
Sanitary Engineer Building B Addition	\$235,000.00	\$218,919.09
2014 Annual Resurfacing Project	\$870,117.50	\$707,489.52
2014 Microsurfacing Project	\$426,171.40	\$397,003.64
2014 Guardrail Improvements	\$250,718.25	\$190,545.72

PROJECT	ESTIMATE	CONTRACT
Lucas County Fairgrounds, Various Road Improvements	\$162,251.00	\$174,249.46
Juvenile Justice Center Video Surveillance System Repair/Upgrade	\$750,000.00	\$732,960.00
Water Supply Line No. 1660, Goodhue Drive, Sylvania Township	\$268,540.00	\$261,210.00
Courthouse Roof Replacements	\$195,000.00	\$184,000.00
2014 Chip Seal Project	\$228,829.80	\$240,681.60
2015 Crack Sealing Program	\$260,200.00	\$201,975.00
Water Supply Line 1661, Eber Road, Monclova & Springfield Twps	\$614,915.00	\$609,943.87
Lucas County Courthouse Steam Heating System Replacement	\$710,000.00	\$604,287.00
Centennial Road Bridge #543	\$291,715.50	\$281,248.82
2015 Emulsified Seal Coat Project	\$252,315.05	\$230,946.82
2015 Annual Resurfacing Project	\$1,370,626.10	\$1,189,056.07
Juvenile Justice Center Gymnasium Repair	\$195,000.00	\$179,772.41
Family Court Center & Child Study Institute (CSI) Utilities & Bldg. Separation	\$315,500.00	\$326,988.42

PROJECT	ESTIMATE	CONTRACT
2015 Microsurfacing Project	\$227,951.80	\$206,020.30
Kallagher Ditch Drainage Improvement	\$193,161.00	\$179,393.07
2015 Guardrail Improvements	\$238,800.00	\$209,057.08
Family Court Center Atrium Modification	\$175,000.00	\$125,772.55
Water Supply Line 1665, Gunn Road, Springfi	eld Township \$211,225.00	\$156,795.00
Ohio Means Jobs HVAC Repair	\$240,000.00	\$244,700.00
Environmental Remediation and Demolition of	Former Hotel Seagate \$2,451,000.00	\$1,923,710.91
Brandywine Estates Demolition	\$372,395.00	\$340,169.85
Juvenile Justice Center Chiller Replacement	\$833,000.00	\$1,469,005.00
2016 Culvert Program	\$143,631.40	\$106,385.36
Briarfield Blvd/ Brandyway Lane / Salisbury Ro	d Project \$586,518.24	\$621,080.50
Brint Road Bridge #105 Repair	\$170,509.50	\$130,034.38
Emergency Services & Work Release Roof Re	enovations \$387,000.00	\$336,859.00

PROJECT	ESTIMATE	CONTRACT
Strategic Roof Repairs on County Buildings	\$652,000.00	\$643,403.01
2016 Microsurfacing Project	\$455,651.83	\$429,369.14
2016 Emulsified Seal Coat Project	\$194,590.80	\$181,097.74
2016 Concrete Road Repair	\$837,195.00	\$871,667.99
2016 Annual Resurfacing Project	\$1,926,738.50	\$1,569,595.80
Sylvania Avenue Storm Sewer Repair Project	\$493,800.00	\$381,292.63
Water Supply Line No. 1666, King Road, Sylvania Township	\$143,535.00	\$139,535.00
Water Supply Line No. 1492, Central, Heysler, Holstein, Sylv.Twp	\$431,834.00	\$425,826.25
Lucas County Courthouse Dome, Phase 1	\$495,000.00	\$556,700.00
Lucas County Courthouse Dome Renovation Scaffolding Installation	\$211,000.00	\$187,382.11
Pavement Replacement at 1819 Canton & 1801 Spielbusch	\$233,500.00	\$149,768.35
King Road Landfill, Sylvania Township	\$575,775.00	\$311,170.00
2017 Crack Sealing Program	\$308,750.00	\$295,799.36

PROJECT	ESTIMATE	CONTRACT
Angola Road Bridge #551 over Drennan Ditch	\$371,160.00	\$324,048.72
Brint Road Bridge Rehabilitation Project	\$179,552.00	\$146,629.05
2017 Thin Overlay Project	\$745,078.00	\$637,474.75
Harriet Road & Berkey Road Resurfacing Project	\$253,801.50	\$200,683.62
2017 Interior Renovations at the LCCC for PREA Compliance	\$1,015,312.00	\$927,060.09
Emergency Duct Replacement at the LCCC	\$220,561.00	\$215,850.00
2018 Chiller Replacment at the Lucas County Court of Common Pleas	\$345,200.00	\$254,613.60
2018 Crack Sealing Program	\$32,150.00	\$261,962.81
Water Supply Line No. 1680, Airport Highway, Waterville & Monclova Townships	\$155,000.00	\$96,996.00
2018 Annual Resfurfacing Project	\$1,388,418.75	\$1,162,284.10
Rehabilitation of Sylvania Avenue Bridge No. 104	\$137,383.00	\$109,317.00
Sanitary Sewer No. 899, Medbury and Curwood Roads, Springfield TWP	\$341,319.25	\$389,944.36
Replacment of Raab Road Bridge No. 264 over Frankfort Ditch	\$319,835.00	\$238,878.35

TOTAL ESTIMATES & FINAL COSTS:	\$44,720,653.17	\$39,940,052.76
Garden Road Bridge No. 283 Replacement	\$266,198.50	\$232,496.00
2019 Thin Ovelay Project	\$561,755.50	\$534,338.08
2019 Annual Resurfacing Project	\$128,437.30	\$380,030.96
2018 Culvert Program	\$439,304.00	\$113,297.95
SWMD Parking Lot Improvements 1011 Matzinger Rd	\$535,615.95	\$715,922.75
2019 Crack Sealing Program	\$272,700.00	\$229,600.50
Elevator Modernization Lucas County Corrections Center	\$1,1750,000.00	\$310,239.00
Rehabilitation of Parking Lot - Sanitary Engineer Office Complex	\$220,586.00	\$224,662.25
Work Release Interior Renovations	\$480,400.00	\$198,573.78
Court of Common Pleas, Courtroom #8 Renovation	\$326,500.00	\$308,480.70
2018 Thin Overlay Project	\$505,234.00.	\$536,730.23
Suder Avenue Widening Project	\$149,500.00	\$138,327.77
PROJECT	ESTIMATE	CONTRACT



