

Meeting Minutes:

Community Benefit Agreements Advisory Committee

111 N Front St, Rm 204

November 3, 2023 - 3:00PM

A. CALL TO ORDER- Rob Dorans called the meeting to order at 3:06

1. Rob Dorans- X
2. Sean Fouts- X
3. Emerald Hernandez-Parra -
4. Jeff Hunley- X
5. Jason Jenkins-
6. John Lacey- X
7. Jonathan Mandl-
8. Barry Pickett- X
9. Nana Watson- X

B. APPROVAL OF MINUTES

- Jeff Hunley moved to approve the minutes, John Lacey seconds this motion.
- The Committee passes the motion unanimously.

C. PRESENTATIONS AND REPORTS

- Administrative Coordinator Kevin McCain presents the proposed meeting schedule for 2024. The Committee has no questions or comments.
 - Jon Wentz, from Wentz, McInerney & Petroff, LLC presents a drafted CBA Manual as contracted by the commission.
 - Chair Dorans asks a clarifying question regarding the timeline that Departments might require a contractor to provide information to the CBA Advisory Committee. The manual addresses this timeline.
 - There is discussion between Chair Dorans, Co-Chair Watson, and Fouts regarding the construction pre-qualification requirements and how that relates to any projects with a recommended CBA. The manual addresses this relationship.
 - There is discussion on the Helmets to Hardhats program in Columbus.
 - John Lacey asks if the letter of assent addresses diversity inclusion goals. Jon Wentz answers that these goals should be outlined in the CBA itself.
 - Jeff Hunley comments on how the manual addresses concerns of non-union contractors, but not questions that union contractors may have. Chair Dorans requests that Hunley



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work with Jon Wentz to address outstanding questions from union contractors that could be included in the manual.

D. UNFINISHED BUSINESS

E. NEW BUSINESS

- John Lacey makes a motion to adopt the CBA Recommendation Application Form. Jeff Hunley seconds this motion. The committee passes the motion unanimously.
- James Miller, Recreation and Parks Department Administrator leads a discussion on the information that will be expected of Departments, when a CBA is formally requested by the Committee.
- Pickett provides an update on Construction Management Upcoming Projects.
 - -Co-Chair Watson requests more information on the Municipal Court project, which is currently marked as “ON HOLD”, Pickett does not have additional information to present.
 - -Fouts will reach out to the Construction Management Division for more information.
 - -Co-Chair Watson says that the NAACP has major concerns about the contractor Gilbane, especially around their diversity hiring requirements.
 - -Chair Dorans requests that the project come before the Committee at the next meeting in January. He also notes that this committee does not contemplate the design cost and construction costs as separate when the total project valuation comes under review before the Committee.
 - -Co-Chair Watson asks for additional information on how these projects are bidded out to the committee, and who makes the decision on contractors.
 - -Pickett, says they are bidded through the BidExpress program.
 - -Fouts says that there is a committee process, and staff that are chosen for these committees by the Directors of the Department responsible for the project.
 - -Co-Chair Watson is concerned about the process is siloed, and questions
 - -Chair Dorans says that CMR projects, like the Courthouse, must come before the committee sooner, given that the subcontractors are chosen on the front-end, given the obligations that a CBA might require.
- Jim Miller, Recreation and Parks Department Administrator, makes a presentation on Recreation and Parks Future Projects.



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Kilbourne Run Project

- -Co-Chair Watson asks for the location of the subcontractors working on these projects. Jim Miller will provide follow up information.
- -Co-Chair Watson asks for the bidders on the Kilbourne Run Project, and how the contractors were selected. Jim Miller will provide follow up information.
- -Jeff Hunley asks for additional information about the General Conditions 2.7 million dollar figure.
- -Chair Dorans states that he does not think that the timing is not correct for the committee to recommend a CBA, as a contractor is already chosen.
- Pickett makes a motion for the committee to not recommend a CBA on this project. Co-Chair Watson seconds. The committee passes this motion unanimously.

Marion Franklin & Tuttle Swimming Pools

- Jeff Hunley- Is it combined for funding reasons?
- Jim Miller (JM) This is the goal of the department, but final determination hasn't happened.
- Pickett- Are they saying they will let non certified contractors bid on the work
- JM- Yes, but not without full observation and support of Myrtha installers, who are certified.
- Fouts- what process was used to select these pools.
- JM- This process hasn't happened yet. Designs are 40% along. CMR is not procured yet.
- Fouts- Are the brand names for illustrative purposes?
- JM- Yes.
- Fouts- Do all of them have local installers?
- JM- Yes.
- Co-Chair Watson- Do you look at DEI and diversity commitments when selecting these contractors.
- Chair Dorans- Do you need a vote today?
- Because you do not meet until Jan. yes. Rec and Parks wants to put out the RFQ as soon as possible, and whether or not a CBA is required must be included in that RFQ.
- Chair Dorans- this is not an insignificant investment from the City with a wide range of trades represented in the project.
- Hunley- I would recommend that the board recommend the CBA, and the City and Building Trades will hammer out the details regarding what is excluded and what is not excluded.
- Dorans- It is not this board, or the Departments job to decide what is exempted, it is the folks at the negotiation table on what is exempted and not. Also, we do not make a binding



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agreement, this body makes a recommendation. Is the funding contingent on the capital budget?

- We asked for ARPA funds.
- Jeff Hunley moves to recommend a CBA on the Marion Franklin and Tuttle Swimming Pools.
- Sean Fouts moves to second.
- The Body votes to approve this motion unanimously.

G. ADJOURNMENT

- Chair Dorans makes a motion to adjourn.
- Co-Chair Watson seconds this motion.
- The Committee unanimously votes to adjourn.



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