

PLUMBERS & STEAMFITTERS

ORANGE COUNTY



UA LOCAL 582
MAY 2019

NEWS



LIVE BETTER
WORK UNION
SOUTHERN CALIFORNIA PIPE TRADES

LOCAL

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82

UA LOCAL 582 Orange County



UNION STRONG In Solidarity with
Orange County Labor Federation, AFL-CIO



We Congratulate
the Honorees

Kenny Williams

CWA 9510
Labor Leadership Award

LA/OC Building Trades Council

Organizing Award

Ronnie Kinney

CWA/Retiree
Delegate of the Year Award

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**PLUMBERS &
STEAMFITTERS**



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Listening to your NEEDS

Anthony Novello
Business Manager/Financial Secretary

Dear Brothers & Sisters,

I have spent quite a few hours this month contributing to the direction of the newsletter and future productions. I have fielded phone calls as well for new hard hat stickers, new shirt designs, and local 582 apparel for both men and women. I have been listening to your concerns. We will have an online store in the near future where all these items can be purchased and shipped to you directly. We will have from shirts to hats to polos to jackets. Our intent is to move into the future and away from costly random wholesaler price hikes.

Next, the picnic committee did a great job preparing our annual 582 picnic. The RSVP's came rolling in despite being on a holiday weekend. So, I want to personally thank and recognize the picnic committee for their time and efforts toward making this a success: Chairman Adam Elliott, Committee Members Phil Fillers, Kirk Halonen, and Don Nickerson. I can't wait to see what next year brings.

On another note, we must be doing our jobs well because the Laborers Union in Orange County were heard complaining against us for taking "their work" on the ditching and backfill by hand to the Building & Construction Trades Council. They even challenged us with a formal Jurisdictional Dispute on one of the PLA's requiring our new International Representative Derrick Kaulapai to take notice and get involved. My message is short and simple: If you plan on raiding our work, you can be sure to lose. Local 582 members will dig their own ditches, lay their own pipe, backfill their own trenches and be proud UA members!

On April 16th, Local 582 officers hosted the entire apprenticeship for a seminar with Richard Barnes (<http://www.crichardbarnes.com/our-services-1.html>) First and foremost, it's good for the morale of the apprentices and local 582 as a whole to meet with their leadership. Secondly, it is extremely important for the apprentices to know the roll they play in the future of the UA, District Council 16 and Local 582. We also rolled out a new phone app for apprentices to record their work hours digitally as opposed to the old "by hand" method. It's a work in progress and we know there will be some initial glitches. We need to continue the success of our trained and skilled workforce and provide excellent craftsmanship to our signatory contractors. In turn these contractors provide us with a safe working environment, prevailing wages, benefits like V&H and healthcare and pensions. When one side lacks, the whole fails.



BLUE COLLAR ECONOMICS

The Orange County Register recently featured an article about how the economics of home buying has now shifted to a "buyers market." While the cost of a home in Orange County is still high – a median cost above \$700,000 is one of the highest in the nation – there are more deals out there if you are flexible about where you live. So if you are currently stuck with your family in a two bedroom apartment and you want to be part of the American Dream, it might be a good time to look for a good deal on a home.

Here are some basic numbers you should look into. According to the Zillow home listing site, the Median sale price (half of sales are above this price and half below) for homes in San Bernardino County was \$317,900 through late 2018. That means with a down payment of 20% - about \$63,500 – a thirty year loan at current interest rates would mean a monthly mortgage payment of around \$1,500. If you can spend some time looking around, you will find homes that sell well below the median price. According to the California Association of Realtors, housing sales in Southern California are down over 10% from the same time last year. Houses are staying on the market longer and costs are going down, especially at the higher end of the market in places like Orange County. That means there are fewer people looking for homes, which leaves the buyer in a better bargaining position.

If you think you might be in the market for a home this year, here are some things you should do.

1. Find a way to build up a down payment fund. It might mean family, it might mean selling an extra car but put yourself in a better position to approach lenders.
2. Bring down your debt if you have any. That means paying off your high interest credit cards and creating a reasonable monthly budget going forward. Lower debt on credit cards or other loans means a higher score on your credit rating, which means a lower interest rate on your housing loan. That saves you money.

3. Do the math on what you can afford. At Bankrate.com (there are many other sites) you can plug in the home price, down payment, loan length and interest rate to figure out how much it will cost you a month to buy a home.

4. If you are ready to pull the trigger look for a real estate advisor you can trust. Interview them as if they are applying for a job with you, because they are. Talk to your friends and family who have had good experiences with a knowledgeable agent who knows the area you want to live in.

5. Start to look at homes and put your negotiating hat on. And make sure you buy a house that you can afford. Some experts suggest that a mortgage payment that is 30% or below your gross yearly income is a target to shoot for. Living on the edge month to month is no way to live after the hard work you have done to purchase a home.



2019 LOCAL 582



PICNIC

FAMILY, FOOD & FUN



Enforcing the Contract Means **PROTECTING JOBS**

Keeping your eyes open when installing piping or seismic bracing out in the field can save you or another Local 582 member their job. According to the Master Agreement between the Southern California Contractors and District Council 16 of the United Association, of which 582 is a part, there are protections for union workers with respect to pipe, and nonstructural pipe and equipment supports. The language of the contract makes clear that this type of piping, including for specialty units, service facilities, heating, refrigeration and air-conditioning used in buildings, facilities or manufacturing establishments, must be fabricated by union members. When a union contractor wants to fabricate pipe in their shop and use that pipe on a construction site, the District Council 16 label must be affixed to the pipe and signed by the shop steward. This process protects the jobs of Local 582 and other UA local members. There are many companies that are trying to enter

our market with pre-fabricated non-union piping and seismic kits and hangers. ISAT Engineering, whose headquarters is in La Mirada, advertises itself as a "fast track" and "compressed schedule" construction company with "lean methods" of prefabrication services. ISAT produces "Blue Banger Hangers," "Push Rod Hangers," "Struts" and "Seismic Kits" that they claim are "Proven to Drastically Reduce Labor." ISAT is a non-union company. And when a non-union company advertises itself as reducing labor, being lean and offers pre-fabricated materials to contractors, it is important to understand that this translates into fewer jobs for Local 582 members. So keep your eyes open for ISAT piping materials on the job and look for the union label. That label would read District Council 16. The union label assures that your brothers and sisters worked under a union contract to fabricate the materials you are installing on the job. The job you save may be your own. If you see any ISAT piping materials on the job, please contact UA Local 582 Business Manager, Anthony Novello, in order to allow Local 582 to further investigate the issue.

Construction Bond Projects

Move Forward

Construction bond measures that were financially supported by Local 582 are moving forward, providing jobs for our members throughout southern California. Two bond measures passed by the Rancho Santiago Community College District and the Santa Ana Unified School District require construction to be done under Community Benefits Agreements that assure Local 582 members will be providing quality work.

In 2002, Voters approved Measure E, a \$337 million bond designed to add to and improve educational facilities at Santiago Canyon and Santa Ana Colleges. The bond monies resulted in several new facilities at Santiago Canyon College including a 92,500 square foot Education Center, twenty-one new classrooms, two high tech computer labs, a 30,000 square foot Student Services Building and a 40,000 square foot library that can accommodate 100,000 books. Bond measure Q, passed by voters in 2012, provided \$118 million for new buildings and improvements at Santa Ana College. Some of the new buildings include a new Orange County Sheriff's Regional Training Academy, a 22,000 square foot Exercise Science Locker Room Facility, new classrooms and a 28,000 square foot Digital Media Center. John R. Hanna, a Trustee of the Rancho Santiago Community College District and a representative of the Carpenters Union, pointed out the benefits of the Community and Student Workforce Agreement that was supported by the District. "When we included the workforce agreement into the bond construction process it showed the trustees and community how our own students and local community would benefit and it turned the conversation around," Hanna said. Union workers provided high quality craftsmanship, on time and on budget performance and a strong commitment to safety. Hanna also pointed out that a big problem with non-union contractors is the lack of solid subcontractors, leading to delays and construction defects. Under the Community and Student Workforce Agreement, anyone who was part of a union building trades apprenticeship program was deemed a local hire on the college projects. "Everyone believed that prioritizing our own students was a wonderful approach," Hanna said.

"There is a reason why we fight for Project Labor and Community Benefits agreements," added Local 582 Business Manager Anthony Novello. "It puts our members to work by providing our good union contractors with a level playing field." All contractors have to compete while providing union level wages and benefits to workers. Santa Ana Unified School District is also using union labor to upgrade and repair their schools, many of which were constructed 40 years ago. Measure I, a \$232 million bond was approved by over 70% of the voters in November 2018. Construction is now beginning on new classrooms for technology, science, engineering, arts and math. The Santa Ana School District has a 92.7% graduation rate, one of the highest in the state. Local 582 is proud to be providing quality plumbing and pipefitting to help rebuild our public schools. "The labor movement from its earliest days fought for more education for our children," Anthony Novello pointed out. "Here at Local 582 we are continuing that honored tradition."



photo courtesy of Santa Ana College



photo courtesy of Solis Group



OPPORTUNITIES EXIST with Orange Unified School District

Orange Unified School District is currently in the middle of a construction boom at its four high schools in the district. In 2016, voters within the district boundaries approved Measure S, a \$288 million bond to modernize and upgrade facilities at Canyon, El Modena, Orange and Villa Park High Schools. The fact that the public voted for the bond is an indication of widespread support for our local public schools and the need for modernization. While the bond projects under Measure S are not being built under a Project Labor Agreement (PLA), there has been a change in leadership at the district since the bond was passed in 2016. Part of Local 582's job creation program is to convince locally elected leaders about how the local building trades can work in partnership with our school districts to ensure high quality and efficient construction. "The sons and daughters of our members attend schools within the Orange Unified School District," Business Manager Anthony Novello pointed out. "With our skilled membership and high productivity we can out-compete any workforce."

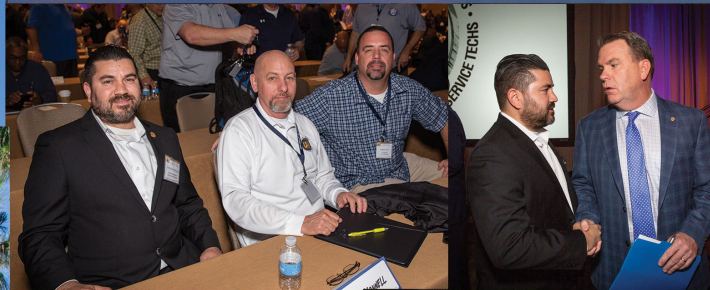
Over the past several years, Local 582 has worked closely with other union trades and the Los Angeles/Orange County Building Trades Council to secure work through PLA's and Community Benefit Agreements (CBA). Ernesto Medrano, Representative for the Orange County Construction Trades Council has been helping lead the effort to secure PLAs and CBAs. "As we pass and implement more Community Benefit Agreements it becomes clear to office holders the advantages in cost, quality and local hire that these agreements bring," Medrano said. One of the key elements in any agreement is the ability to put people to work from the local community on local projects such as schools. As Local 582 talks to the new leadership at Orange Unified School District, we will emphasize that their own students can join the apprenticeship program and be put to work building the schools they just graduated from. "When we put local people to work on local projects, the whole community benefits," Novello said. "After all, we are the local community."



SAN DIEGO TRAINING



2019 PIPE TRADES
TRAINING & TECHNOLOGY CONFERENCE
TECHNOLOGY DRIVING SUCCESS



This year's UA Organizer's training was held in San Diego. We attended classes on Labor Law, how to run an organizer campaign, Salting, and computer classes. We made many contacts and learned a great deal. This training is essential to increase our membership and the survival of the United Association.

