

# **UCSF Medical Center at Mission Bay**

## **Local Workforce Meeting**

**August 11, 2011**

**Cindy Lima**

**Executive Director**

**Mission Bay Hospitals Project**

# Outline

- 1. Welcome, Introductions and Recap** Marinus Lamprecht, CCM
- 2. Trade Name Call Opportunities** Marinus Lamprecht, CCM
- 3. Progress to Date – Certified Payroll** Terry Rawlins, UCSF
- 4. Opportunities for Smaller, Local Subcontractors** Marinus Lamprecht, CCM
- 5. Other Community Engagement** Marinus Lamprecht, CCM
- 6. Other Agenda Items**
- 7. Questions / Discussions**
- 8. Next Meeting**

# 1. Recap

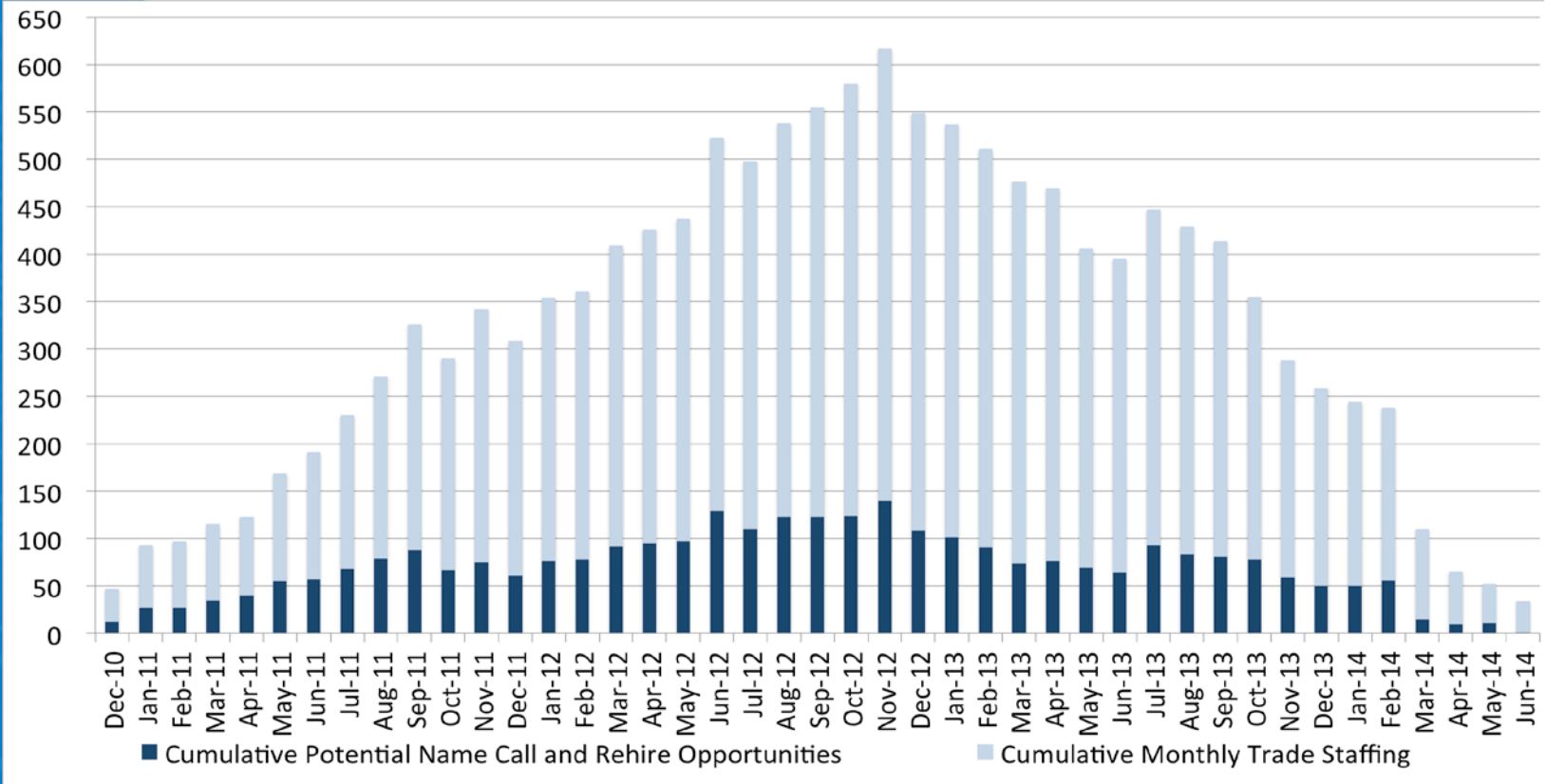
- **UCSF is firmly committed to creating jobs and opportunities for hiring SF residents to help build the Mission Bay Hospitals Project**
  - *UCSF will work with DPR Construction to ensure that qualified SF residents have access to jobs*
  - *UCSF will voluntarily work toward a goal of reaching 20% SF residents of the project's total workforce in year one, followed by a 5% increase per year through completion. These goals if reached, would more than double UCSF's historical average.*
- **Monthly community workforce meetings**
  - *Open to all*
  - *2<sup>nd</sup> Thursday of each month, 2-4 pm – future locations TBD – watch website*

# 1. Recap (continued)

- **Prior meetings:**

- *UCSF working on implementation of newly organized workforce program*
- *In the interim, names can be submitted to “Construction Jobs” on form: “Submission of Ready, Able and Qualified Local Craftsperson”*
  - Available at: [www.missionbayhospitals.ucsf.edu](http://www.missionbayhospitals.ucsf.edu) or in the ICDC
- *UCSF to prepare trade-by-trade name call opportunities, by month (subject to union dispatch procedures)*
- *UCSF will report on actual local hiring progress*

# 2.1 Overall Project Trade Name Call Opportunities



# 2.2 Trade Name Call Opportunities

## UCSF Medical Center at Mission Bay

### Projected Potential Monthly Local Labor Name Call and Rehire Opportunities

August 11, 2011

UCSF Medical Center  
at Mission Bay

TRADE	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	Jul-12
Sheet Metal	1	1	1	0	2	10	1	2	3	0	23	0
Plumbers	3	4	0	1	0	5	2	1	2	0	5	0
Ironworkers	1	0	0	4	0	0	0	1	0	0	2	0
Carpenters	0	2	0	7	1	7	3	9	0	3	0	0
Operators	1	0	0	0	0	0	0	0	0	0	0	1
Electrical	0	0	0	0	0	0	0	0	0	0	0	0
Glaziers	2	0	0	0	0	2	0	1	1	0	0	0
Masons	0	0	0	0	0	0	0	0	1	0	0	0
Painters	0	0	0	0	0	0	0	0	0	0	1	0
Laborers	1	0	0	0	0	0	0	0	0	1	1	2
Insulators/Fireproofers	2	1	0	0	1	0	0	1	0	0	0	0
Flooring	0	0	0	0	0	0	0	0	0	0	0	0
Heliport	0	0	0	0	0	0	0	0	0	0	0	0
Other	1	0	0	0	0	0	0	0	0	0	0	1
Elevator	0	0	0	0	1	0	0	0	1	0	0	0

### 3. Progress to Date – Certified Payroll

**1. Construction to date:** December 2010 through June 2011

- *Local Headcount was 15%*
- *Local Work Hours was 21%*

**2. Construction month:** Final June 2011 only

- *Local Headcount was 17%*
- *Local Work Hours was 21%*

# 3.1 Progress to Date – Construction Work (starting December 2010)

UCSF / Medical Center Mission Bay  
 Community Construction Workforce Program Workforce Analysis  
 Project reporting date: December 1 - June 30, 2011

Contractor	San Francisco Workers					Non-San Francisco Workers					Total Workforce	Total Work Hours
	SF Workers	Head Count %	SF Apprentice	SF Hours	Work Hrs %	Non-SF Workers	Head Count %	Non-SF Apprentice	Non-SF Work Hours	Work Hrs %		
Acco	0	0%	0	0	0%	11	100%	1	1911	100%	11	1911
Berkel And Company	10	29%	0	2908	23%	24	71%	1	9683	77%	34	12591
Broadway Mechanical	6	21%	3	2185	28%	23	79%	6	5524	72%	29	7709
Contra Costa Electric	0	0%	0	0	0%	2	100%	0	12	100%	2	12
Cmc Rebar	0	0%	0	0	0%	23	100%	6	1628	100%	23	1628
Conco Cement Co.	0	0%	0	0	0%	6	100%	0	58	100%	6	58
Conco Pumping	0	0%	0	0	0%	9	100%	0	208	100%	9	208
Dees-Hennessey	1	5%	0	8	0%	19	95%	0	1746	100%	20	1754
Doyles	0	0%	0	0	0%	21	100%	2	5042	100%	21	5042
DPR	24	18%	6	7639	25%	106	82%	4	23334	75%	130	30973
F Rogers	0	0%	0	0	0%	5	100%	1	133	100%	5	133
F3 & Associates	0	0%	0	0	0%	10	100%	1	435	100%	10	435
Griffin Soil	0	0%	0	0	0%	5	100%	0	49	100%	5	49
Hansen Painting	0	0%	0	0	0%	2	100%	1	4	100%	2	4
O. C. Jones	0	0%	0	0	0%	37	100%	0	1171	100%	37	1171
Pacific Coast	19	19%	13	2015	15%	80	81%	25	11552	85%	99	13567
Pacific Erectors	1	10%	1	120	12%	9	90%	3	904	88%	10	1024
Pribuss Engineering	0	0%	0	0	0%	1	100%	0	2	100%	1	2
Redwood City Electric	4	31%	2	2823	36%	9	69%	0	4930	64%	13	7753
Rosendin Electric	4	25%	0	831	14%	12	75%	0	5324	86%	16	6155
Schuff Steel	18	33%	2	2634	29%	37	67%	7	6295	71%	55	8929
Sheedy	2	17%	0	47	6%	10	83%	0	682	94%	12	729
Southland Ind.	0	0%	0	0	0%	19	100%	3	1042	100%	19	1042
Talus Construction	0	0%	0	0	0%	9	100%	0	208	100%	9	208
TRM Corp	0	0%	0	0	0%	6	100%	1	103	100%	6	103
<b>Totals To Date</b>	<b>89</b>	<b>15%</b>	<b>27</b>	<b>21210</b>	<b>21%</b>	<b>495</b>	<b>85%</b>	<b>62</b>	<b>81980</b>	<b>79%</b>	<b>584</b>	<b>103190</b>

# 3.2 Progress to Date – Construction Work (Month of June 2011 only)

Table Below Is For This Project Date: June 1 -30, 2011

Contractor	San Francisco Workers					Non-San Francisco Workers					Total Workforce	Total Work Hours
	SF Workers	Head Count %	SF Apprentice	SF Hours	Work Hrs %	Non-SF Workers	Head Count %	Non-SF Apprentice	Non-SF Work Hours	Work Hrs %		
Acco	0	0%	0	0	0%	5	100%	0	425	100%	5	425
Berkel & Company	2	22%	0	141	25%	7	78%	0	425	75%	9	566
Broadway Mechanical	2	12%	1	147	11%	15	88%	4	1227	89%	17	1374
Cmc Rebar	0	0%	0	0	0%	15	100%	5	1178	100%	15	1178
Conco Pumping	0	0%	0	0	0%	4	100%	0	83	100%	4	83
Dees-Hennessey	0	0%	0	0	0%	1	100%	0	12	100%	1	12
Doyles	0	0%	0	0	0%	11	100%	1	886	100%	11	886
DPR	16	24%	3	1438	29%	50	76%	3	3606	71%	66	5044
F3 & Associates	0	0%	0	0	0%	2	100%	0	176	100%	2	176
Hansen Painting	0	0%	0	0	0%	2	100%	1	4	100%	2	4
O.C. Jones	0	0%	0	0	0%	7	100%	0	213	100%	7	213
Pacific Erectors	1	10%	1	120	14%	9	90%	3	752	86%	10	872
Pacific Coast Steel	7	16%	4	530	19%	36	84%	12	2323	81%	43	2853
Pribuss Engineering	0	0%	0	0	0%	1	100%	0	2	100%	1	2
Redwood City	3	33%	2	286	41%	6	67%	0	415	59%	9	701
Rosendin Electric	2	20%	0	126	17%	8	80%	0	608	83%	10	734
Schuff Steel	17	32%	1	2130	32%	36	68%	7	4508	68%	53	6638
Sheedy	0	0%	0	0	0%	1	100%	0	173	100%	1	173
Southland Ind.	0	0%	0	0	0%	19	100%	3	1042	100%	19	1042
Talus	0	0%	0	0	0%	8	100%	0	92	100%	8	92
<b>Totals To Date</b>	<b>50</b>	<b>17%</b>	<b>12</b>	<b>4918</b>	<b>21%</b>	<b>243</b>	<b>83%</b>	<b>39</b>	<b>18150</b>	<b>79%</b>	<b>293</b>	<b>23068</b>

# 4. Opportunities for Smaller, Local Subcontractors – Bid packages

- **Creating new opportunities:**

- *Six (6) large bid packages were broken into 20 components and re-advertised:*

- **Masonry:** 2 bid packages Bid Out
  - *Architectural Stone \$715k, Site \$590k*
- **Ceramic Tile:** 2 bid packages Bid Out
  - *Hospital \$2M, Outpatient Building \$500k*
- **Flooring:** 5 bid packages Bid Out
  - *Hospital Carpet \$530k, OPB Carpet \$390k, Hospital Sheet Vinyl \$5M, OPB Sheet Vinyl \$800k, Energy Center Flooring \$150k*
- **Painting:** 5 bid packages Bid Out
  - *Hospital Paint \$2.8M, OPB Paint \$840k, Energy Center Paint \$220k, Hospital Wall Coverings \$290k, OPB Wall Coverings \$196k*
- **Window Shades:** 2 bid packages Bid Out
  - *Hospital \$400k, OPB \$150k*
- **Misc. Metals:** 4 bid packages Bid Out
  - *Hospital \$2.5M, OPB \$820k, Energy Center \$135k, Site \$520k*

## 4. Opportunities for Smaller, Local Subcontractors – Bid packages cont.

- **Additional smaller bid packages:**

- Lockers: 1 bid package Bid Out
  - Hospital \$260k
- Display Systems: 1 bid package Procurement Stage
  - Hospital \$180k
- Wheelchair Lift: 1 bid package Procurement Stage
  - Hospital \$25k
- Toilet Accessories: 2 bid packages Procurement Stage
  - Hospital \$850k, OPB \$160k
- Projection Screen: 2 bid packages Postponed
  - Hospital \$65k, OPB \$10k

# 4. Opportunities for Other Local Subcontractors – Bid packages cont.

- **Postponed bid packages:**
  - Signage: 1 bid package
    - *Project \$3M*
  - Parking Control Equipment: 1 bid package
    - *Project \$500k*
  - Access Flooring: 1 bid package
    - *Hospital \$25k*
  - Radiation Shielding: 1 bid packages
    - *Hospital \$1.5M*
  - Projection Screen: 2 bid packages
    - *Hospital \$65k, OPB \$10k*
  - Bird Control: 1 bid packages
    - *Project \$75k*

## 4. Opportunities for Smaller, Local Subcontractors - Database

- **Outreach to smaller contractors**
  - *Business names provided at prior community meetings*
  - *Made many calls to companies – various sources, including the Human Rights Commission (HRC) database*
  - *All contractors on the list were called to verify their interest and the value of bid packages they could bid on*
  - *In addition to vetting the subcontractors list we also called each contractor from the list who showed interest to inform them of the prequalification meetings and bid dates*

## 4. Opportunities for Smaller, Local Subcontractors - Database

- **Outreach to smaller contractors – continued**
  - *45 Local companies were contacted that represented the packages broken into multiple bid packages for Masonry, Ceramic Tile, Flooring, Painting, Window Shades, Miscellaneous Metals*
  - *11 of the 45 companies responded and attended the mandatory pre-bid meetings*
  - *8 of the 11 companies submitted pre-qualification packages*
  - *6 of the 8 companies are prequalified for Tiling, Painting and Casework, Miscellaneous Metals, Window Shades*
  - *The other 2 companies did not qualify*
  - *1 Local company is an apparent low bidder*

## 5. Other Community Engagement

- DPR hired an intern in addition to a front desk receptionist and labor foreman – the result of direct community referrals
- Interim resource added to assist in vetting the name-call list during this interim period
- Project has engaged THREE construction administration interns from the South of Market Employment Center/Mission Hiring Hall Construction Administrative Training Program

## 5. Other Progress cont'd

- Peggy Johnson, Senior Project Accountant on Mission Bay Hospitals Project, appointed to work on outreach to local businesses for goods and services. [peggy.johnson@ucsfmedctr.org](mailto:peggy.johnson@ucsfmedctr.org)
- The RFP's for a Community Construction Outreach Project Manager have been submitted to the University Community Relations Department.
- Finalist groups interviewed with the University and final selection is in process.

**6. Other Agenda Items**

**7. Questions/Discussion**

**8. Next meeting:**

**September 8, 2011**

**2 – 4 pm**

**Mission Bay Genentech Hall  
Room S-271, second floor**