

# **UCSF Medical Center at Mission Bay**

## **Local Workforce Meeting**

**July 14, 2011**

**Cindy Lima**

**Executive Director**

**Mission Bay Hospitals Project**

# Outline

- 1. Welcome, Introductions and Recap** **Stuart Eckblad, UCSF**
- 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

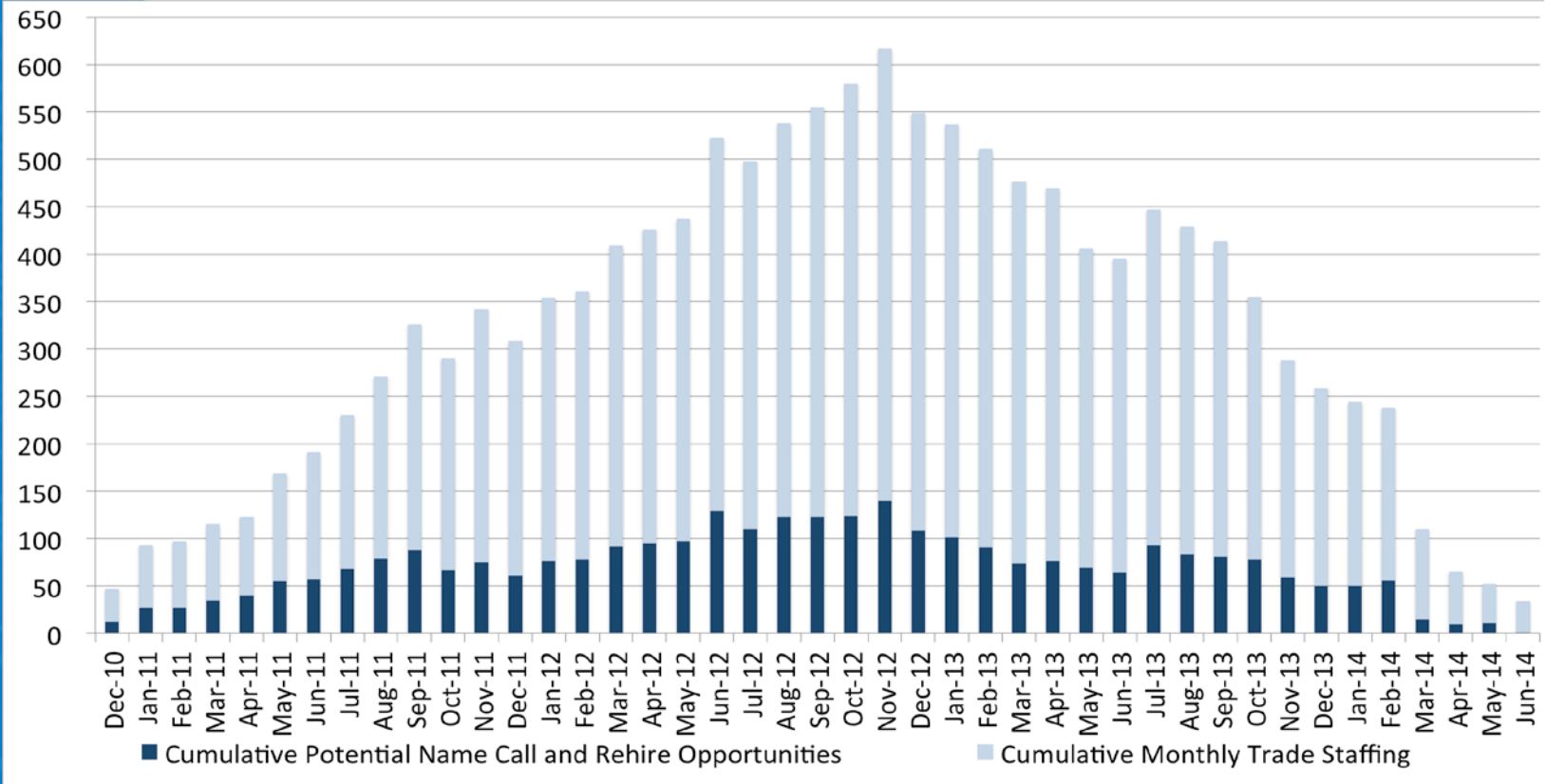
- **UCSF is firmly committed to creating jobs and opportunities for hiring SF residents to help build the Mission Bay Hospitals Project**
  - *UCSF will work with DPR Construction to ensure that qualified SF residents have access to jobs*
  - *UCSF will voluntarily work toward a goal of reaching 20% SF residents of the project 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

July 14, 2011

UCSF Medical Center  
at Mission Bay

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

### 3. Progress to Date – Certified Payroll

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

- *Local Headcount was 16%*
- *Local Work Hours was 20%*

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

- *Local Headcount was 15%*
- *Local Work Hours was 19%*

# 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 - May 31, 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	0.00%	0	0	0.00%	10	100.00%	1	1488	100.00%	10	1488
Berkel And Company	10	30.30%	0	2767	23.01%	23	69.70%	1	9258	76.99%	33	12025
Broadway Mechanical	6	27.27%	3	2038	32.17%	16	72.73%	2	4298	67.83%	22	6336
Contra Costa Electric	0	0.00%	0	0	0.00%	2	100.00%	0	12	100.00%	2	12
CMC Rebar	0	0.00%	0	0	0.00%	18	100.00%	4	450	100.00%	18	450
Conco Cement Co.	0	0.00%	0	0	0.00%	6	100.00%	0	58	100.00%	6	58
Conco Pumping	0	0.00%	0	0	0.00%	6	100.00%	0	125	100.00%	6	125
Dees-Hennessey	1	5.00%	0	8	0.46%	19	95.00%	0	1734	99.54%	20	1742
Doyle's Work Company	0	0.00%	0	0	0.00%	21	100.00%	2	4157	100.00%	21	4157
DPR	23	19.01%	6	6201	23.92%	98	80.99%	4	19728	76.08%	121	25929
F Rogers	0	0.00%	0	0	0.00%	5	100.00%	1	133	100.00%	5	133
F3 & Associates	0	0.00%	0	0	0.00%	9	100.00%	1	259	100.00%	9	259
Griffin Soil	0	0.00%	0	0	0.00%	5	100.00%	0	49	100.00%	5	49
O. C. Jones	0	0.00%	0	0	0.00%	33	100.00%	0	958	100.00%	33	958
Pacific Coast	19	19.59%	13	1485	13.86%	78	80.41%	24	9229	86.14%	97	10714
Pacific Erectors	0	0.00%	0	0	0.00%	3	100.00%	2	152	100.00%	3	152
Redwood City Electric	4	30.77%	2	2537	35.98%	9	69.23%	0	4515	64.02%	13	7052
Rosendin Electric	3	21.43%	0	705	13.00%	11	78.57%	0	4716	87.00%	14	5421
Schuff Steel	11	30.56%	1	504	22.00%	25	69.44%	5	1787	78.00%	36	2291
Sheedy	2	18.67%	0	47	8.44%	10	83.33%	0	510	91.56%	12	557
Talus Construction	0	0.00%	0	0	0.00%	5	100.00%	0	116	100.00%	5	116
TRM Corp	0	0.00%	0	0	0.00%	6	100.00%	1	103	100.00%	6	103
<b>Totals To Date</b>	<b>79</b>	<b>15.90%</b>	<b>25</b>	<b>16292</b>	<b>20.33%</b>	<b>418</b>	<b>84.10%</b>	<b>48</b>	<b>63833</b>	<b>79.67%</b>	<b>497</b>	<b>80125</b>

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

Table Below Is For This Project Date: May 1 -31, 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	0.00%	0	0	0.00%	6	100.00%	0	445	100.00%	6	445
Berkel & Company	1	11.11%	0	198	28.91%	8	88.89%	0	487	71.09%	9	685
Broadway Mechanical	1	10.00%	1	188	12.16%	9	90.00%	0	1214	87.84%	10	1382
CMC Rebar	0	0.00%	0	0	0.00%	18	100.00%	4	450	100.00%	18	450
Conco Pumping	0	0.00%	0	0	0.00%	5	100.00%	0	70	100.00%	5	70
Dees-Hennessey	0	0.00%	0	0	0.00%	10	100.00%	0	338	100.00%	10	338
Doyle's Work Company	0	0.00%	0	0	0.00%	19	100.00%	2	1819	100.00%	19	1819
DPR	15	17.05%	4	1709	23.42%	73	82.95%	4	5587	76.58%	88	7296
F3 & Associates	0	0.00%	0	0	0.00%	6	100.00%	1	141	100.00%	6	141
O.C. Jones	0	0.00%	0	0	0.00%	3	100.00%	0	59	100.00%	3	59
Pacific Erectors	0	0.00%	0	0	0.00%	3	100.00%	2	152	100.00%	3	152
Pacific Coast Steel	13	22.41%	9	921	26.42%	45	77.59%	15	2565	73.58%	58	3486
Redwood City Electric	3	33.33%	2	546	38.32%	6	66.67%	0	879	61.68%	9	1425
Rosendin Electric	1	10.00%	0	147	12.02%	9	90.00%	0	1076	87.98%	10	1223
Schuff Steel	11	30.56%	1	504	22.00%	25	69.44%	5	1787	78.00%	36	2291
Sheedy Co.	1	25.00%	0	9	3.45%	3	75.00%	0	252	96.55%	4	261
Talus	0	0.00%	0	0	0.00%	4	100.00%	0	32	100.00%	4	32
<b>Totals To Date</b>	<b>46</b>	<b>15.44%</b>	<b>17</b>	<b>4202</b>	<b>19.49%</b>	<b>252</b>	<b>84.56%</b>	<b>33</b>	<b>17353</b>	<b>80.51%</b>	<b>298</b>	<b>21555</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 Procurement Stage
  - *Hospital \$2M, Out Patient Building \$500k*
- **Flooring:** 5 bid packages Procurement Stage
  - *Hospital Carpet \$530k, OPB Carpet \$390k, Hospital Sheet Vinyl \$5M, OPB Sheet Vinyl \$800k, Energy Center Flooring \$150k*
- **Painting:** 5 bid packages Procurement Stage
  - *Hospital Paint \$2.8M, OPB Paint \$840k, Energy Center Paint \$220k, Hospital Wall Coverings \$290k, OPB Wall Coverings \$196k*
- **Window Shades:** 2 bid packages Procurement Stage
  - *Hospital \$400k, OPB \$150k*
- **Misc. Metals:** 4 bid packages Procurement Stage
  - *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, Misc. 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 pre-qualified for Tiling, Painting and Casework, Miscellaneous Metals, Window Shades*
  - *The other 2 companies did not qualify*

## 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:**

**August 11, 2011**

**2 – 4 pm**

**Mission Bay Genentech Hall  
Room N-114, first floor**