

# **UCSF Medical Center at Mission Bay**

## **Local Workforce Meeting**

**October 13, 2011**

**Stuart Eckblad**

**Director, Design & Construction**

**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** **Marinus Lamprecht, CCM**
- 4. Opportunities for Smaller, Local Subcontractors** **Marinus Lamprecht, CCM**
- 5. Other Community Engagement** **Stuart Eckblad, UCSF**
- 6. Other Agenda Items**
- 7. Questions / Discussions**
- 8. Next Meeting**

# 1. Recap

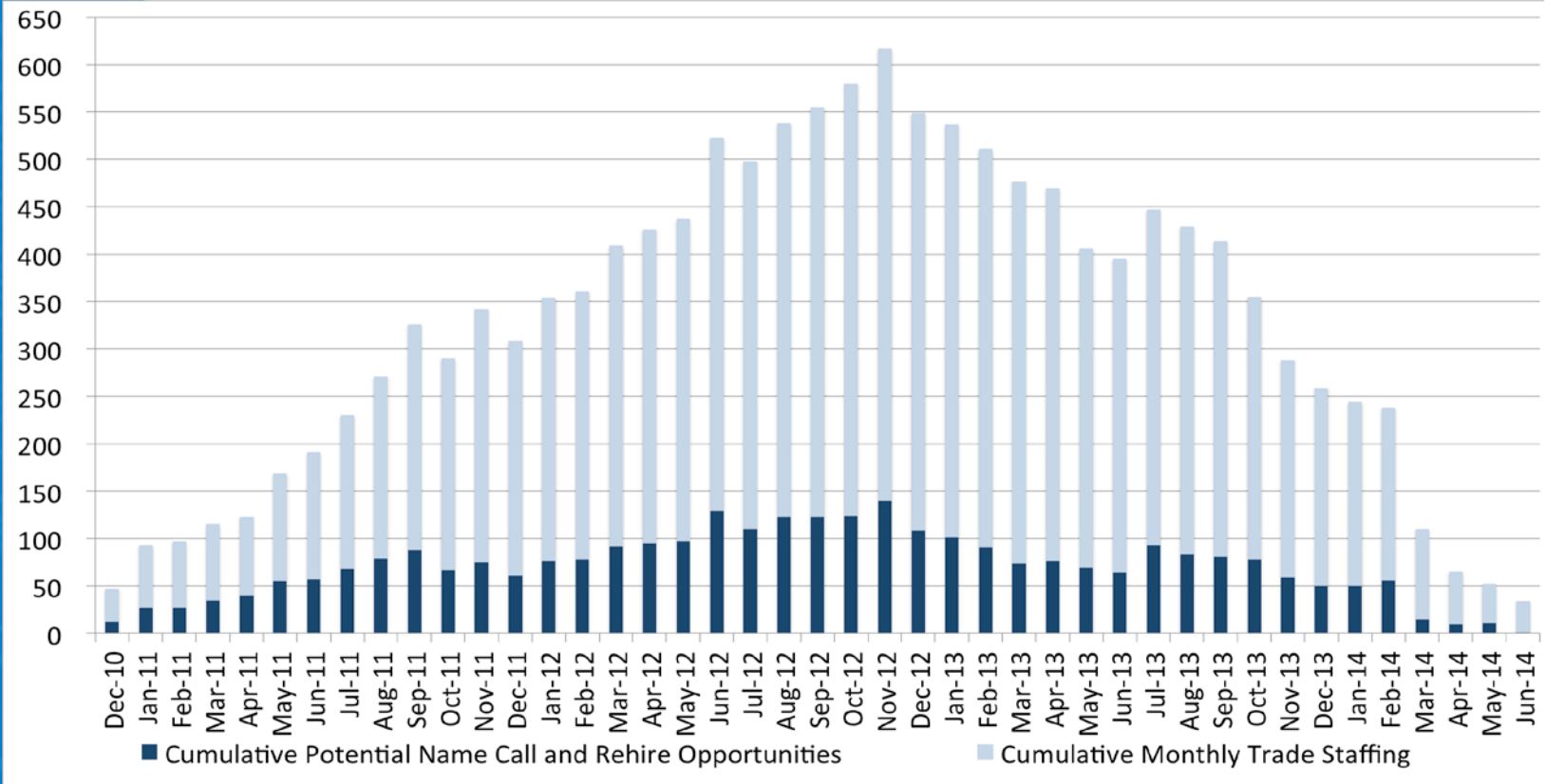
- **UCSF is firmly committed to creating jobs and opportunities for hiring SF residents to help build the Mission Bay Hospitals Project**
  - *UCSF will work with DPR Construction to ensure that qualified SF residents have access to jobs.*
  - *UCSF will voluntarily work toward a goal of reaching 20%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

- **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

October 13, 2011

UCSF Medical Center  
at Mission Bay

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

### 3. Progress to Date – Certified Payroll

1. **Construction to date:** December 2010 through August 2011
  - *Local Headcount was 15%*
  - *Local Work Hours was 21%*
  
2. **Construction month:** Final August 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, 2010 - August 31, 2011

Contractor	San Francisco Workers				Non-San Francisco Workers				Total Workforce	Total Work Hours
	SF Workers	Head Count %	SF Hours	Work Hrs %	Non-SF Workers	Head Count %	Non-SF Work Hours	Work Hrs %		
Acco	6	21%	623	14%	23	79%	3,817	86%	29	4,440
Berkel and Company	10	29%	2,908	23%	24	71%	9,683	77%	34	12,591
Broadway Mechanical	6	19%	2,706	23%	25	81%	9,307	77%	31	12,013
B.T. Mancini	1	11%	80	15%	8	89%	452	85%	9	532
Contra Costa Electric	0	0%	0	0%	2	100%	12	100%	2	12
CMC Rebar	0	0%	0	0%	24	100%	1,970	100%	24	1,970
Conco Cement Co.	0	0%	0	0%	6	100%	58	100%	6	58
Conco Pumping	0	0%	0	0%	12	100%	408	100%	12	408
Dees-Hennessey	1	5%	8	0%	19	95%	1,746	100%	20	1,754
Doyles	1	5%	72	1%	21	95%	5,524	99%	22	5,596
DPR	28	18%	10,942	25%	129	82%	32,519	75%	157	43,461
F Rogers	0	0%	0	0%	5	100%	133	100%	5	133
F3 & Associates	0	0%	0	0%	11	100%	862	100%	11	862
Floor Seal Technology	0	0%	0	0%	4	100%	43	100%	4	43
Griffin Soil	0	0%	0	0%	5	100%	49	100%	5	49
Hansen Painting	0	0%	0	0%	2	100%	4	100%	2	4
Jos. J. Albanese	2	8%	192	22%	23	92%	692	78%	25	884
O.C. Jones	0	0%	0	0%	51	100%	1,802	100%	51	1,802
Pacific Coast Steel	21	20%	3,829	19%	84	80%	16,594	81%	105	20,423
Pacific Erectors	1	5%	474	9%	20	95%	4,624	91%	21	5,098
Pribuss Engineering	0	0%	0	0%	1	100%	2	100%	1	2
Redwood City Electric	4	29%	3,436	35%	10	71%	6,322	65%	14	9,758
Rosendin Electric	5	25%	975	11%	15	75%	7,762	89%	20	8,737
Schuff Steel	28	27%	9,585	28%	77	73%	24,397	72%	105	33,982
Sheedy	3	23%	83	8%	10	77%	987	92%	13	1,070
Southland Ind.	1	3%	28	1%	30	97%	4,575	99%	31	4,603
Talus Construction	1	9%	88	8%	10	91%	1,063	92%	11	1,151
TRM Corp	0	0%	0	0%	6	100%	103	100%	6	103
<b>Totals To Date</b>	<b>119</b>	<b>15%</b>	<b>36,029</b>	<b>21%</b>	<b>657</b>	<b>85%</b>	<b>135,508</b>	<b>79%</b>	<b>776</b>	<b>171,537</b>

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

Table Below Is For This Project Date: August, 2011

Contractor	San Francisco Workers				Non-San Francisco Workers				Total Workforce	Total Work Hours
	SF Workers	Head Count %	SF Hours	Work Hrs %	Non-SF Workers	Head Count %	Non-SF Work Hours	Work Hrs %		
Acco	6	27%	434	26%	16	73%	1,204	74%	22	1,638
Broadway Mechanical	2	13%	355	16%	14	88%	1,853	84%	16	2,208
B.T. Mancini	1	11%	80	15%	8	89%	452	85%	9	532
Conco Pumping	0	0%	0	0%	5	100%	115	100%	5	115
Doyles	1	25%	72	33%	3	75%	144	67%	4	216
DPR	13	19%	1,990	29%	56	81%	4,883	71%	69	6,873
F3 & Associates	0	0%	0	0%	11	100%	204	100%	11	204
Floor Seal Technology	0	0%	0	0%	4	100%	43	100%	4	43
JJ Albanese	2	8%	172	21%	23	92%	663	79%	25	835
O.C. Jones	0	0%	0	0%	7	100%	119	100%	7	119
Pacific Coast Steel	16	30%	1,038	28%	38	70%	2,625	72%	54	3,663
Pacific Erectors	1	5%	209	8%	20	95%	2,447	92%	21	2,656
Redwood City	2	18%	280	27%	9	82%	742	73%	11	1,022
Rosendin Electric	4	31%	322	27%	9	69%	854	73%	13	1,176
Schuff Steel	20	22%	3,326	23%	71	78%	11,155	77%	91	14,481
Sheedy	0	0%	0	0%	1	100%	219	100%	1	219
Southland Ind.	1	3%	28	1%	30	97%	2,202	99%	31	2,230
Talus	0	0%	0	0%	9	100%	528	100%	9	528
<b>Totals To Date</b>	<b>69</b>	<b>17%</b>	<b>8,306</b>	<b>21%</b>	<b>334</b>	<b>83%</b>	<b>30,450</b>	<b>79%</b>	<b>403</b>	<b>38,756</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:*

- Lab Freezers:           2 bid packages       Procurement Stage
      - *Hospital \$400k, OPB \$800k*
    - Window Shades:       2 bid packages       Procurement Stage
      - *Hospital \$400k, OPB \$150k*
    - Interior Seismic Joints: 1 bid package Procurement Stage
      - *Hospital \$180k*
    - Smoke Containment: 1 bid package Procurement Stage
      - *Hospital \$100k*
    - Wheelchair Lift:           1 bid package       Procurement Stage
      - *Hospital \$25k*

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

- **Postponed bid packages:**
  - Signage: 1 bid package
    - *Project \$3M*
  - Unistrut: 1 bid package
    - *Project \$300k*
  - Access Flooring: 1 bid package
    - *Hospital \$25k*
  - Radiation Shielding: 1 bid packages
    - *Hospital & OPB \$1.7M*
  - 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 – cont'd**
  - 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 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 FOUR 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 finalist groups for the Community Construction Outreach Project Manager have been notified and final selection is in process.

**6. Other Agenda Items**

**7. Questions/Discussion**

**8. Next meeting:**

**November 10, 2011**

**2 – 4 pm**

**Genentech Hall, Room S-271**