

# **UCSF Medical Center at Mission Bay**

## **Local Workforce Meeting**

**September 8, 2011**

**Cindy Lima**

**Executive Director**

**Mission Bay Hospitals Project**

# Outline

- 1. Welcome, Introductions and Recap** Cindy Lima, 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** Cindy Lima, UCSF
- 6. Other Agenda Items**
- 7. Questions / Discussions**
- 8. Next Meeting**

# 1. Recap

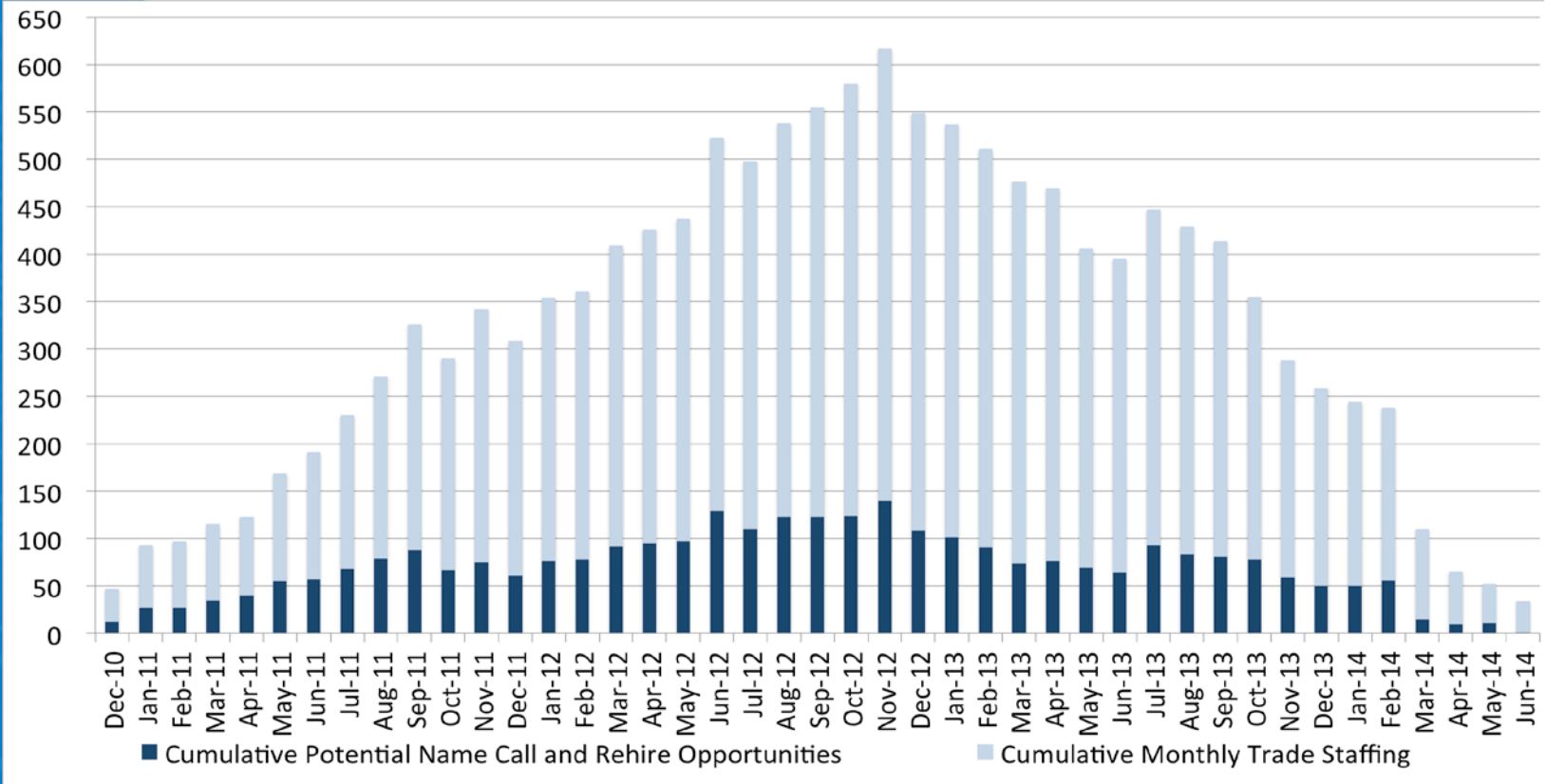
- **UCSF is firmly committed to creating jobs and opportunities for hiring SF residents to help build the Mission Bay Hospitals Project**
  - *UCSF will work with DPR Construction to ensure that qualified SF residents have access to jobs.*
  - *UCSF will voluntarily work toward a goal of reaching 20%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

September 8, 2011

UCSF Medical Center  
at Mission Bay

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

### 3. Progress to Date – Certified Payroll

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

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

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

- *Local Headcount was 17%*
- *Local Work Hours was 23%*

# 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 - July 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	2	11%	2	189	7%	16	89%	1	2613	93%	18	2802
Berkel And Company	10	29%	0	2908	23%	24	71%	1	9683	77%	34	12591
Broadway Mechanical	6	20%	3	2351	24%	24	80%	6	7454	76%	30	9805
Contra Costa Electric	0	0%	0	0	0%	2	100%	0	12	100%	2	12
Cmc Rebar	0	0%	0	0	0%	24	100%	7	1970	100%	24	1970
Conco Cement Co.	0	0%	0	0	0%	6	100%	0	58	100%	6	58
Conco Pumping	0	0%	0	0	0%	12	100%	0	293	100%	12	293
Dees-Hennessey	1	5%	0	8	0%	19	95%	0	1746	100%	20	1754
Doyles	0	0%	0	0	0%	21	100%	2	5380	100%	21	5380
DPR	25	18%	7	8952	24%	116	82%	4	27636	76%	141	36588
F Rogers	0	0%	0	0	0%	5	100%	1	133	100%	5	133
F3 & Associates	0	0%	0	0	0%	11	100%	1	658	100%	11	658
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
Jos. J. Albanese	2	33%	0	20	41%	4	67%	0	29	59%	6	49
O. C. Jones	0	0%	0	0	0%	51	100%	0	1683	100%	51	1683
Pacific Coast	21	20%	14	2791	17%	84	80%	26	13969	83%	105	16760
Pacific Erectors	1	5%	1	265	11%	20	95%	7	2177	89%	21	2442
Pribuss Engineering	0	0%	0	0	0%	1	100%	0	2	100%	1	2
Redwood City Electric	4	29%	2	3156	37%	10	71%	0	5468	63%	14	8624
Rosendin Electric	5	25%	1	653	9%	15	75%	2	6908	91%	20	7561
Schuff Steel	26	30%	2	6259	32%	61	70%	14	13242	68%	87	19501
Sheedy	3	23%	0	83	10%	10	77%	0	768	90%	13	851
Southland Ind.	0	0%	0	0	0%	26	100%	4	2373	100%	26	2373
Talus Construction	1	9%	0	60	10%	10	91%	0	535	90%	11	595
TRM Corp	0	0%	0	0	0%	6	100%	1	103	100%	6	103
<b>Totals To Date</b>	<b>107</b>	<b>15%</b>	<b>32</b>	<b>27695</b>	<b>21%</b>	<b>585</b>	<b>85%</b>	<b>78</b>	<b>104946</b>	<b>79%</b>	<b>692</b>	<b>132641</b>

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

Table Below Is For This Project Date: July 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	2	15%	2	189	21%	11	85%	0	703	79%	13	892
Broadway Mechanical	1	7%	1	166	8%	13	93%	4	1930	92%	14	2096
Cmc Rebar	0	0%	0	0	0%	9	100%	2	342	100%	9	342
Conco Pumping	0	0%	0	0	0%	6	100%	0	85	100%	6	85
Doyles	0	0%	0	0	0%	5	100%	1	338	100%	5	338
DPR	14	19%	4	1313	23%	58	81%	4	4303	77%	72	5616
F3 & Associates	0	0%	0	0	0%	4	100%	1	224	100%	4	224
Jos. J. Albanese	2	33%	0	20	41%	4	67%	0	29	59%	6	49
O.C. Jones	0	0%	0	0	0%	24	100%	0	512	100%	24	512
Pacific Erectors	1	5%	1	145	10%	20	95%	7	1273	90%	21	1418
Pacific Coast Steel	11	24%	6	776	24%	35	76%	12	2418	76%	46	3194
Redwood City	3	33%	2	333	38%	6	67%	0	538	62%	9	871
Rosendin Electric	2	15%	1	189	13%	11	85%	2	1217	87%	13	1406
Schuff Steel	23	30%	1	3625	34%	54	70%	12	6947	66%	77	10572
Sheedy	1	50%	0	36	30%	1	50%	0	86	70%	2	122
Southland Ind.	0	0%	0	0	0%	22	100%	4	1331	100%	22	1331
Talus	1	13%	0	60	16%	7	88%	0	327	84%	8	387
<b>Totals To Date</b>	<b>61</b>	<b>17%</b>	<b>18</b>	<b>6852</b>	<b>23%</b>	<b>290</b>	<b>83%</b>	<b>49</b>	<b>22603</b>	<b>77%</b>	<b>351</b>	<b>29455</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*
- Toilet Accessories: 2 bid packages Procurement Stage
  - *Hospital \$850k, OPB \$160k*
- Window Shades: 2 bid packages Procurement Stage
  - *Hospital \$400k, OPB \$150k*
- Display Systems: 1 bid package Procurement Stage
  - *Hospital \$180k*
- Interior Seismic Joints: 1 bid package Procurement Stage
  - *Hospital \$180k*

## 4. Opportunities for Smaller, Local Subcontractors – Bid packages (cont'd)

- **Additional smaller bid packages:**

- Radiation Shielding: 1 bid package Procurement Stage
  - Hospital \$260k
- Smoke Containment: 1 bid package Procurement Stage
  - Hospital \$100k
- Wheelchair Lift: 1 bid package Procurement Stage
  - Hospital \$25k
- Visual Display System: 1 bid package Procurement Stage
  - Hospital & OPB \$180k

## 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 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 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:**

**October 13, 2011**

**2 – 4 pm**

**Genentech Hall, S-271**