



113-0022022-002

Agenda Item **No. 5(i)**
Meeting of September 20, 2022

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on the July 2021 – June 2022 Report on OCII Small Business Enterprise and Local Hiring Goals Practices

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (“OCII”), as successor agency to the Redevelopment Agency of the City and County of San Francisco, has a long history of promoting equal opportunity in contracts for professional design and construction services and in the workforce of contractors performing work on OCII-assisted contracts. As a public entity separate from the City and County of San Francisco (“City”), OCII implements the former Redevelopment Agency’s Equal Opportunity Programs (“EOP”) that are similar to, but not the same as, City policies. These EOP policies survived redevelopment dissolution because they were imbedded in enforceable obligations approved by the California Department of Finance. They are comprehensive and mirror City ordinances as detailed below.

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OCII Policy	Similar SF City & County Policy
Small Business Enterprise (SBE) Policy	Chapter 14B Ordinance: Local Business Enterprise and Non-discrimination in Contracting Ordinance
Nondiscrimination in Contracts and Equal Benefits Policy	Chapter 12B/12C Ordinances: Nondiscrimination in Contracts
Health Care Accountability Policy	Health Care Accountability Ordinance
Minimum Compensation Policy	Minimum Compensation Ordinance
Workforce Requirements (overall 50% local hire with First Consideration for Project Area residents, applicable to OCII-assisted private projects)	Mandatory Local Hiring Ordinance (30% on publicly funded contracts and private projects on public land)

OCII Policy	Similar SF City & County Policy
Prevailing Wage Policy (Labor Standards) (required on OCII-assisted private projects)	Prevailing Wage (required of public works contracts, i.e., construction-related work financed with public assistance)

The focus of this report is on OCII's Small Business Enterprise ("SBE") and Construction Workforce programs, and their performance during the period July 1, 2021 through June 30, 2022. Under OCII's SBE and Construction Workforce policies, OCII establishes an ambitious, overall 50% goal for SBE participation and local construction workforce hiring in contracts that it oversees. Contractors are required to perform extensive good faith efforts in an attempt to meet the goals, and OCII staff works closely with each developer and/or their lead architects and general contractors to ensure compliance with these good faith efforts.

From July 1, 2021 through June 30, 2022, seven projects under OCII's jurisdiction were awarded contracts at a value of over \$136 million. On an aggregate basis, there are 44 projects totaling \$1.1 billion that are being monitored by OCII as of June 30, 2022, and these projects are at various stages of design and construction. These projects include private market rate housing, stand-alone and inclusionary affordable housing, private commercial developments, and public infrastructure improvements.

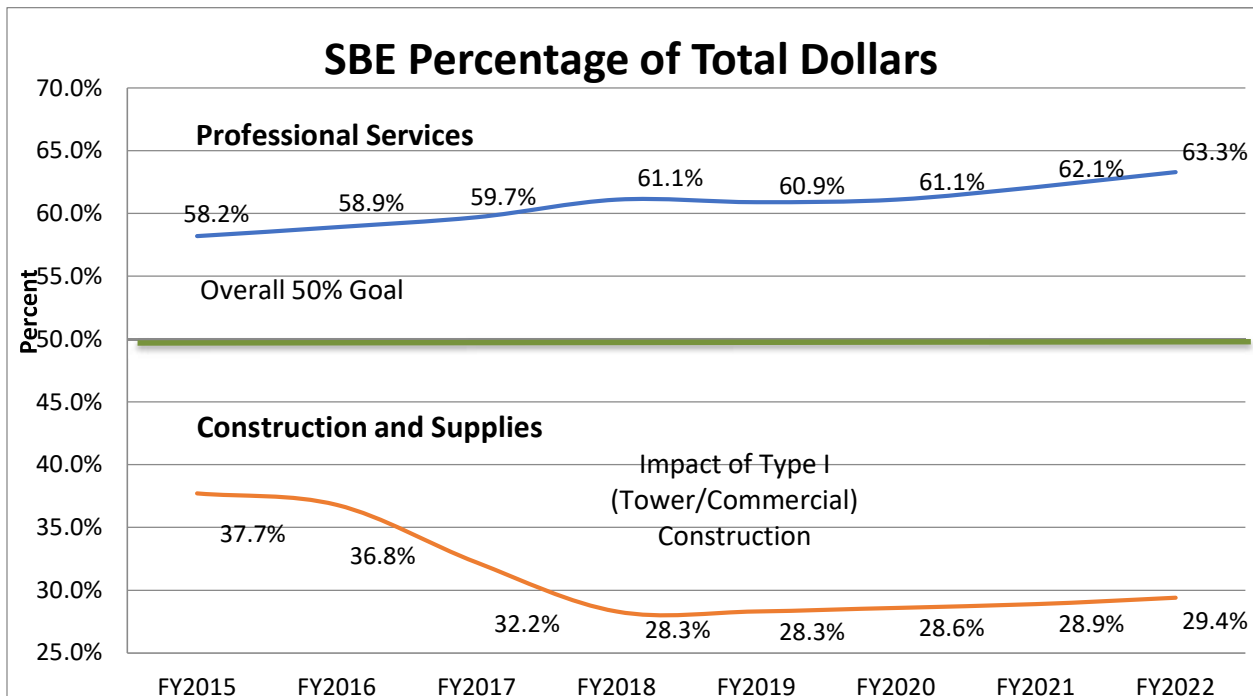
Overall, projects initiated during this reporting period yielded very good SBE participation percentages for both professional services and construction contracts. For professional service contracts, SBE participation reached over 83.5% of total awards, exceeding the 50% goal and is within a percentage point of the prior year. For construction contracts, SBE participation was at a favorable level, reaching over 55.5%, exceeding the 50% goal. This is down from 74% in FY21 but significantly higher than the 28% over the prior five-year average (FY16-FY20). As to be expected, the increase in participation over the past two years is a function of the type of work, as described below, and the availability of SBEs to participate in the work, both at a prime and subcontract level. (See Table 1.)

Table 1 - July 2020 – June 2021 Summary of Contract Awards and Commitments by Work Type

<i>FY 2022 Summary</i>	Total Dollars (Millions)	SBE Dollars (Millions)	SBE % of Total
Professional Services	\$20.9	\$17.5	83.5%
Construction and Supplies	\$115.9	\$64.3	55.5%
Total	\$136.8	\$81.8	59.8%

During this past twelve months, there was one affordable housing construction project which achieved 49.5% SBE participation. There were no large high rise towers requiring Type I construction that were awarded between 2016 and 2018 period which is reflected in the improving SBE trendline for construction activities. (See Chart 1 below.) Notably, the trendline in SBE participation percentages in professional service contracts remain above 60%.

Chart 1 – Aggregated Average SBE Percentages over Eight Years



On the construction workforce front, the overall local hiring rate is approximately 26.0% of total work hours which is a 9.5% increase from FY21. Of the total, 60,415 work hours were performed by 243 San Francisco residents. Unfortunately, the impact of the COVID-19 pandemic continued to adversely affect development activities. In FY22, OCII projects logged in slightly over 232,761 work hours which is a considerable decrease from 920,965 in FY21. The pandemic has led to a dramatic downturn in the number of construction hours performed and the resumption of construction activities has not been the same and some development activities have stalled.

BACKGROUND

SBE Contracting

In November 2004, the Redevelopment Agency adopted the OCII SBE Policy and replaced the Former Agency’s Minority and Women Business Enterprise (W/MBE) Policy, which was not limited to San Francisco-based businesses. The objective of the SBE Policy is to level the playing field for small businesses, particularly San Francisco-based small businesses, so that they may compete favorably on OCII-assisted projects. In keeping with the overall objective of

redevelopment, OCII continued the principle of “First Consideration” by offering priority to local businesses for contracting opportunities. Specifically, a developer or contractor shall give first consideration in the award of any OCII-assisted contracts in the following order: (1) Project Area SBEs, (2) Local SBEs (outside an OCII Project Area, but within San Francisco), and (3) all other SBEs (outside of San Francisco). Non-local SBEs are allowed to satisfy participation goals only if Project Area SBEs or Local SBEs are neither available nor qualified, or if their bids or fees are significantly higher than those of non-local SBEs.

OCII’s SBE Policy establishes an ambitiously high overall SBE goal of 50% to encourage aggressive and proactive measures to engage SBEs. These measures include incentives for engaging SBEs in construction joint ventures and professional services associations (such as associate architects) to foster capacity building among SBEs. OCII’s SBE Policy applies to all OCII-assisted contracts, including Development and Disposition Agreements (DDAs), ground leases, and loan agreements, among others.

As part of the SBE Policy, OCII adopted the practice of averaging a firm’s gross receipts over its immediate prior five years to determine business size for purposes of qualifying as a small business. In an effort to mitigate marketplace confusion and improve program administration, OCII adopted size standards in July 2015 and amended the size standards in March 2022 to conform to the City and County of San Francisco’s Local Business Enterprise (LBE) Program with respect to their Micro and Small LBEs¹. To qualify as a small business, a firm’s gross receipts (averaged over five years) must not exceed the following thresholds for the respective classifications:

Industry	OCII SBE Size Standard
Construction Contractors	\$24,000,000
Specialty Construction Contractors	\$14,000,000
Suppliers (goods/materials/ equipment and general services)	\$12,000,000
Professional Services	\$5,000,000
Trucking	\$5,000,000

OCII’s SBE program is designed to encourage SBE participation by requiring developers, general contractors and their subcontractors to perform extensive good faith efforts to include SBEs in OCII-assisted contracts or agreements, and any subsequent agreements between the developer

¹The City certifies Local Business Enterprises in three categories (ranked by smallest to largest gross receipts): (1) Micro-LBE, (2) Small-LBE, and (3) SBA-LBE. In March 2022, the OCII amended the SBE Policy to harmonize the size thresholds of the City’s Small-LBE.

and its contractors or consultants. Good faith efforts include the following elements prescribed in OCII's SBE Policy:

GOOD FAITH EFFORT	DESCRIPTION
1. Contract Size	Unbundling or dividing contracts to encourage and facilitate SBE participation, including scopes that a contractor normally self-performs.
2. Advertise	Advertise for a minimum of 30 days, allowing SBEs sufficient time to respond to requests for bids or proposals.
3. SBE Lists	Outreach to SBE lists, including LBEs.
4. Public Solicitation, Outreach and Assistance	Issue solicitations, follow up with SBEs and SBE related associations, provide technical assistance to SBEs, and provide SBEs with plans.
5. Meetings	Convene pre-bid/pre-solicitation meetings to answer questions. Also, to encourage larger firms to meet and greet in hopes of establishing contracting relationships with SBEs in attendance.
6. Insurance and Bonding	Offer assistance with bonding, including eliminating the need for performance and payments bonds through an owner-controlled insurance program on the part of a developer, or contractor-controlled insurance program or subguard insurance ² .
7. Focused Meetings	When deficiencies are noted, convene meetings for SBEs focusing on opportunities for particular industries.
8. Monitoring	Contractors will track information related to SBE and non-SBE proposals/bids that were received and provide reasons for any rejections as applicable. Compliance staff also reviews the bids to ensure SBEs are awarded contracts if competitive bids were submitted.

² Subguard is a product developed by Zurich North American Insurance Company and insures a general contractor against subcontractor default. Unlike a surety bond which is purchased by a subcontractor to guarantee its performance, a subguard is purchased by a general contractor and allows the general contractor to proactively manage subcontractor defaults to minimize losses. A claim of subcontractor default in a subguard, for example, would be handled between the general contractor and its insurance company as opposed to a claim against a surety bond, which involves the subcontractor's surety company. In addition, the claim against a surety company will likely involve disputes, investigations, and negotiations of settlement, all of which involves added time and expense.

OCII staff works closely with developers and contractors in their contracting efforts.

- staff meets with developers and contractors to walk through OCII's contracting process and good faith efforts at the onset of a project;
- reviews solicitation documents including requests for proposals and advertisements prior to release; assists with the release and publication of solicitations
- reviews scopes of work and questions and challenges a contractor's unbundling efforts; recommends specific scopes for unbundling,
- when practicable; attends pre-bid and pre-solicitation meetings; and attends interviews, as applicable.
- staff reviews proposal responses and bid summaries to verify SBE eligibility; ensures first consideration has been given to Project Area and San Francisco-based businesses;
- reviews and approves teaming arrangements, when proposed; and suggests further solicitation efforts or teaming arrangements when goals are not met.
- In determining whether good faith efforts have been made, OCII staff assesses whether a contractor's efforts were appropriate, sufficient, and of the quality, quantity, and intensity that should reasonably be expected.
- Staff also assess whether negotiations were conducted in good faith, such as offering opportunities for a partial scope and not rejecting outright a bid for partial work; whether a contractor is open to OCII suggestions for further efforts such as voluntarily creating SBE set-aside contracts.
- In summary, staff attempts to look beyond pro forma arrangements to ensure a developer or contractor's efforts are sincere and not merely going through motions.

Pursuant to the OCII SBE Policy, the agency's overall goal of 50% may be adjusted downward on a contract-by-contract basis depending on the availability of SBEs to perform the requested work. These adjustments may be warranted to account for a specific circumstance (such as the lack of available SBE firms to perform a particular trade) and follow, to a large degree, the industry concept of establishing contract-specific participation goals based on the number of firms ready, willing, and able to perform. As in prior years, however, OCII staff did not make any adjustments to the overall goal during this reporting period but does consider the availability of SBEs for a particular trade or type of contract in evaluating a contractor's good faith efforts to achieve the 50% goal. OCII promotes the overall SBE goal of 50% to encourage developers and contractors to consider and modify, to the greatest extent possible, scopes of work to include SBEs opportunities and to form joint ventures or other working relationships with SBEs in an effort to meet the goal. Although OCII has not lowered the 50% goal for certain trades, downward adjustments may be warranted in the future to address limitations of small business capacity on large construction projects. To inform this decision, OCII has included in the Transbay Block 4 DDA funds for a small business availability and capacity study of local SBE contractors for deployment in future large tower projects. For this report, OCII staff looked at projects and contracts that were reviewed and approved by the Commission or awarded by developers and their contractors between the period of July 1, 2021 through June 30, 2022. OCII staff utilized contract award information gathered from developers, contractors, and information from OCII's

web-based reporting tool (LCPtracker, Inc.). Information was confirmed with the developers and contractors and updated where applicable. Payment information is gathered from close-out reports when a project is complete.

During this reporting period, seven contracts valued at slightly over \$136 million were awarded for design and construction services. These contracts support a variety of projects, ranging from commercial development, to stand-alone affordable housing projects, and market-rate, inclusionary housing projects:

- Mission Bay Bayfront (Park P22 and P19)
- Mission Bay Block 9A
- Transbay Block 4
- Mission Bay and Hunters Point Shipyard Parks Management
- Hunters Point Shipyard Site Office Management
- Certificate of Preference Consultant

Under the SBE Policy, joint ventures and associations that include significant SBE participation (i.e., more than 35% of the endeavor) are given full SBE credits toward meeting the SBE goal. For the past twelve months, nearly \$81.1 million were credited to SBEs, representing nearly 59.8% of the total value of contracts. SBE awards on construction contracts were exceedingly good during this reporting period because several SBEs were able to compete as prime contractors or as significant subcontractors and won their bids. The following Table 2 provides a summary of this period's performance.

Table 2 - Summary of Contracts Awarded July 2021 – June 2022

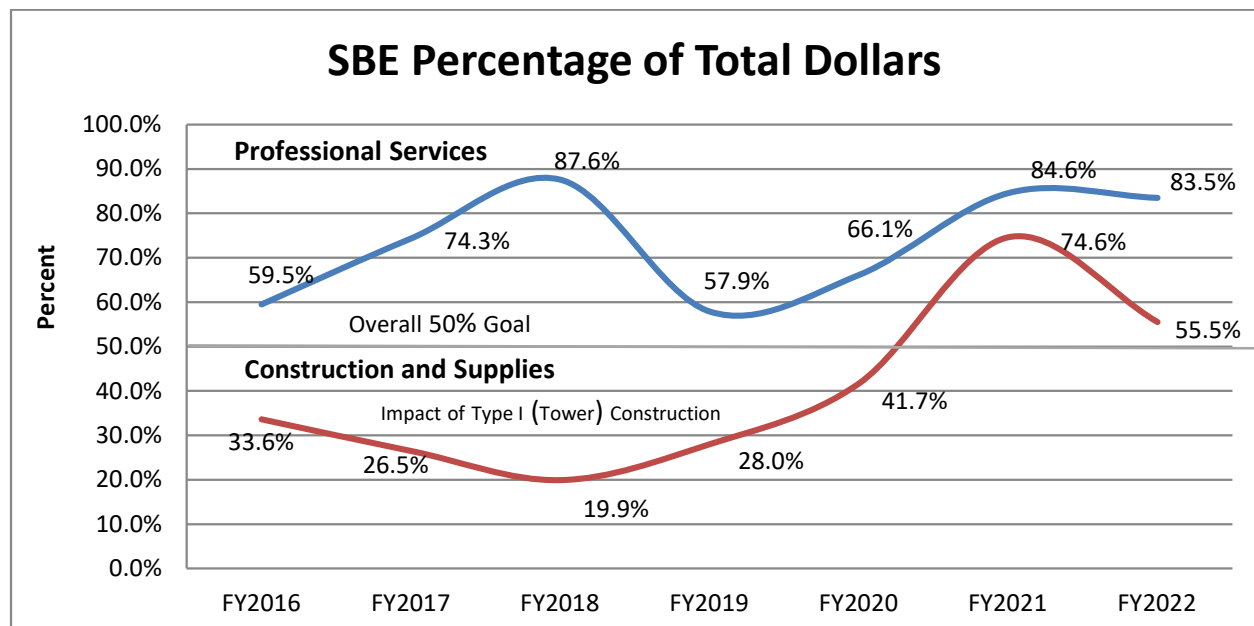
Project Type	# of Projects	Total (Millions)	SBE Credit \$ (Millions)	SBE Credit %
Standalone Affordable Housing - OCII funded (Construction*)	1	\$95.1	\$46.8	49.2%
Market Rate/Inclusionary Housing (Professional Services)	1	\$14.2	\$11.3	79.5%
Professional Services	4	\$6.8	\$6.2	91.7%
Infrastructure Construction*	1	\$20.1	\$17.5	84.6%
TOTAL	7	\$136.5	\$81.8	59.8%

*The Construction category continues to aggregate all construction activities (including construction materials procurement). The ability to break out supplier information in construction contracts remains difficult because construction bids incorporate suppliers and materials into the basic contract amount.

Nonetheless, OCII encourages contractors to report on SBE supplier participation as a means of boosting their efforts to meet the SBE goals.

The COVID-19 pandemic has severely impacted small businesses. Contracting activities, for example, declined precipitously during the pandemic. In FY2020, over \$108M in contracts were awarded by OCII’s development partners. In FY2021 (which covers the period July 1, 2020 through June 30, 2021, with the impact of the pandemic beginning in March 2020), contracts awarded fell to \$41M, representing a decline of 55%. For FY 2022, contracts awarded increased to \$136M from \$41M, representing an increase of \$95M over the prior year. OCII and its development partners have continued to make attempts to mitigate the negative impact by achieving 59.8% SBE participation which exceeds the 50% SBE participation goal. Individual annual SBE participation percentages for professional services and construction contracts for the past seven fiscal years are shown in Chart 2.

Chart 2 – Annual SBE Percentages for Fiscal Years 2016 through 2022



At the request of the Commission, OCII staff tracks actual dollars paid to SBEs in addition to award information. Collection of payment information is gathered on completed contracts. Staff collects data from close-out reports and affordable housing payment applications where OCII has approval authority. There are a number of projects that are currently being closed out, with the following two having been completely closed. (See Table 3.)

Table 3 – Completed Projects

Project	Awards and Commitments (Dollars in Millions)			Actual Payments (Dollars in Millions)	
	Total \$	SBE \$	SBE %	SBE \$	SBE %
Transbay Block 8	\$ 311,456,468	\$ 67,458,256	21.7%	\$ 62,276,714	20.0%
Mission Bay South Block 6W	\$ 86,307,649	\$ 24,958,711	28.9%	\$ 24,518,793	28.4%

Furthermore, at the request of the Commission, OCII staff gathers minority and women ownership data on the make-up of SBE firms participating in OCII-assisted contracts. OCII staff gathers data from the General Services Agency's Contract Monitoring Division and several publicly available databases, including the California Unified Certification Program database of DBEs (disadvantaged business enterprises), the California Public Utilities Commission Supplier Clearinghouse of W/MBEs (women and minority owned firms), the U.S. General Services Administration (GSA) System for Award Management (SAM.gov) and the U.S. Small Business Administration (SBA) Dynamic Small Business Search database (http://dsbs.sba.gov/dsbs/search/dsp_dsbs.cfm). Notably, the available information on gender and/or ethnicity is incomplete and may be partially unreliable because some ethnic and gender information is self-reported and unverified. In addition, the ethnic and gender data are presented for firms where such data is publicly available and have not been screened for economic disadvantaged status meeting OCII SBE size standards. Nevertheless, the information gathered provides an approximate overview of minority and gender data for informational purposes.

From July 1, 2021 through June 30, 2022, OCII has made efforts to mitigate the impact of COVID-19 on minority and women businesses and our development partners have risen to the challenge. Even prior to the pandemic, OCII implemented a robust SBE program with emphasis on equity, ensuring efforts were made by its development partners to award contracts at a level that represents the ethnicity and gender diversity of San Francisco. The OCII Commission has long adopted an SBE policy which essentially requires developers to make substantive efforts to include diverse small business participation, which afford greater economic impact on communities of color. In FY2019, for example, approximately 25% of contracts were awarded to M/WBEs. In FY2021, over 59% of contracts (or \$24M) were awarded to M/WBEs. In FY2022, 34.4% of contracts (or \$47.2M) were awarded to M/WBEs (See Table 4.) Notably, Black and Latinx firms were awarded 15.9% of all awards. OCII staff will continue to devote time, attention, and resources to ensure equity is considered among our development partners in their award of contracts.

Table 4 - Awards and Commitments by Minority and Gender Status

FY 2021 Summary	MBE \$ (Millions)	WMBE \$ (Millions)	WBE \$ (Millions)	Total M/WBE \$ (Millions)	MBE %	WMBE %	WBE%	TOTAL M/WBE %
Professional Services	\$2.8	\$1.9	\$9.2	\$13.9	13.3%	8.9%	44.0%	66.2%
Construction and Supplies	\$30.1	\$1.5	\$1.7	\$33.3	26.0%	1.3%	1.4%	28.7%
Total	\$32.9	\$3.4	\$10.9	\$47.2	24.0%	2.5%	7.9%	34.4%

Please refer to Attachments A-1 and A-2 for individual project details for July 2020 through June 2021 and an accumulated total, respectively. A listing of vendors for the reporting period is available upon request.

Construction Workforce

The former Redevelopment Agency had established a practice of implementing, on a contract-by-contract basis, a local workforce requirement on construction projects. This practice dates back numerous years prior to the City's adoption of its local hiring policy for construction. See Chapter 87 of the San Francisco Administrative Code (The Local Hiring Policy for Construction). OCII continued this local workforce practice, which is aggressive and unique in that it establishes a local hiring goal of 50 percent, with First Consideration for Project Area residents, and requires contractors to adhere to State prevailing wage requirements. OCII monitors workforce compliance through a web-based monitoring and reporting system, LCPtracker, Inc. Contractors and subcontractors are required to submit certified payroll reports through this system which tracks, by project and trade, each hour worked by a contractor's or subcontractor's employees. The system also tracks employee information such as residence and, in most cases, ethnic and gender data (as voluntarily provided by the employer). In addition, OCII utilizes the CityBuild division of the Office of Economic and Workforce Development of the City and County of San Francisco ("OEWD") to provide day-to-day construction workforce compliance services. On July 16, 2019, the Commission approved an agreement allowing OCII to continue to rely on these OEWD services, subject to approval of OCII's annual budget. CityBuild implements the program by working with resident workers on training, referrals, and placements, and with general contractors and subcontractors on worker needs, requests for workers, referrals, and compliance. In addition, OCII staff meets regularly with CityBuild to discuss and assess progress of OCII's workforce program and meets jointly with CityBuild and general contractors in the Hunters Point Shipyard project area to assess progress specifically on the hiring of residents in Bayview Hunters Point (BVHP).

In implementing the day-to-day workforce program, CityBuild undertakes well-defined enforcements measures to ensure contractor compliance with OCII's workforce program. A detailed listing of these measures is described in **Attachment C**.

For this report, OCII staff extracted data from LCPtracker and separately identified and reported those work hours performed by San Francisco residents, and those performed by individuals residing in ZIP codes: 94124, 94107, and 94134 (“BVHP” area). In addition, data on minority and women workers is also gathered for informational purposes.

During this past twelve months from July 1, 2021 through June 30, 2022, contractors reported 1,434 workers who performed over 232,761 work hours, of which 60,415 hours (or 26.0% of the total) were performed by San Francisco residents. This is an increase from 16.5% reported in the last report and represents 243 San Francisco residents who worked on OCII-administered project. Please see Table 5 for a breakout of workforce hours by OCII project areas for FY 2022.

Table 5 - Construction Workforce Hours by Project Area (July 2021 – June 2022)

Construction Workforce July 2021 - June 2021	Hunters Point Shipyard	Mission Bay	Transbay	Other	TOTAL
Local Hours	20,777	39,638	0	0	60,415
TOTAL Hours	59,898	172,863	0	0	232,761
Local %	34.7%	22.9%	0%	0%	26.0%

Prior to the COVID-19 pandemic, the robust economic growth, industry dynamics and high demand on construction labor adversely affected our contractors’ ability to meet OCII’s goal. Unfortunately, the COVID-19 pandemic adversely affected workforce activities, starting in March 2020, and continuing throughout the fiscal years of 2021 and 2022. The total number of construction hours have continued to decline 63% from FY20 and FY21 and 75% from FY21 to FY22, which reflects two full years of impact from the pandemic and the substantial completion of OCII projects in the Transbay Project Area. (See Table 6.)

Table 6 - Construction Workforce Comparison FY2019 - FY2022

Fiscal Year Comparison	FY2022 (ending 6/30/22)	FY2021 (6/30/2021)	FY2020 (6/30/2020)	FY2019 (6/30/2019)
Local Hours	60,415	151,817	391,756	781,270
Total Hours	232,761	920,965	2,497,610	5,331,178
SF % of Total Hours	26.0%	16.5%	15.7%	14.7%

According to (OEWD) Local Hiring Policy for Construction Annual Report 2022, the construction industry saw a significant decline in capital improvements and developments due to funding challenges, new health and safety protocols, project shutdowns, supply chain disruptions and abrupt changes in project scope. While construction was considered an essential business in San Francisco, the local market saw a 35% reduction in work hours on capital improvement projects from 2020 to 2021.

In comparison, the Mayor's Office of Housing and Community Development reported on seven projects from January 2020 to December 2021 that generated 401,000 total work hours and achieved 24% in local hiring. There were also eight private projects under City Development Agreements during the same time that generated 600,000 total work hours achieving 24% in local hiring. This is relatively consistent with OCII's 26% local resident hiring.

While the construction industry has clearly suffered during the pandemic, and the Building Trades currently report 1,300 members out of work, there are promising signs about the future. Construction starts and construction employment has steadily increased through the summer. According to OEWD's September 14, 2022 report to the Workforce Investment San Francisco Board, there was a single month increase in construction jobs in San Francisco and San Mateo of nearly 4,000 jobs.

Projects such as the Potrero Power Station are starting to pick up, and OCII staff are actively engaged in strategies to help catalyze construction in OCII Project Areas. Public projects such as the San Francisco Airport (the "Airport") expansion are helping support the regional construction market, with San Francisco residents benefitting from that project through the Airport's Project Labor Agreement and the Local Hire Ordinance.

It's safe to say that all construction, whether in OCII Project Areas or anywhere in the City, is good for our local workers and local contractors, which is a guiding principle for OCII policies and mission. Also, our partners at OEWD have recently invested in a local hiring and LBE contracting consultant to support developers and contractors on federally funded subsidized housing construction subject to the US Department of Housing and Urban Development's ("HUD") Section 3 HUD assisted housing local resident hiring and contracting requirement. Some of the projects that will benefit from this technical assistance, to increase local hiring and contracting outcomes on these investments, will occur in OCII Project Areas. This is part of a broader strategy to increase the hiring of San Francisco residents across all areas of the City.

In a continued effort to build and sustain the pipeline of local workers to refer to OCII and other city projects, OEWD maintained the hybrid model of in-person and virtual training through CityBuild Academy. In the past year, Cycles 35 and 36 were completed with 71 total graduates. Of the 71 graduates, 61 (or 86%) of graduates were hired onto local projects including an affordable housing project, Mission Bay Block 9. In addition, CityBuild administered 3 specialized training cohorts for an additional 29 pre-apprenticeship graduates. Of the 29 graduates, 27 (or 93%) were hired after the completion of training. The first specialized training, Mission Rock Academy (Academy), was a first of its kind – an all women pre-apprenticeship training done in partnership with Mission Rock development (Giants, Tishman Speyer and the Port of San Francisco). A total of 16 women graduated from the Academy in November 2021, with 15 finding employment in union apprenticeship positions soon after graduation. The other two specialized training cohorts were done in collaboration with the University of California, San Francisco (UCSF) for their targeted local hiring goals on various UCSF construction projects. A total of 13 trainees successfully completed the training and graduated in December 2021. 12 of the 13 graduates

were placed into union apprenticeship positions on UCSF projects. Currently, CityBuild Academy is geared up for Cycle 37 with 49 trainees which started training on August 1, 2022.

To create additional opportunities within the construction industry, CityBuild also operates the CityBuild Pro training academy (of which the Construction Administration and Professional Services Academy is a part of). CityBuild Pro provides San Francisco residents a unique opportunity to enter the construction field through administrative and back-office management training. In the past fiscal year, Cycles 24 and 25 resulted in 18 administrative graduates and qualified jobseekers within the industry.

The priority for CityBuild in the new fiscal year is to continue its expansion of training opportunities to recruit and train more San Francisco residents who are most economically impacted by the pandemic. CityBuild will continue to administer at least two additional specialized training cohorts outside of the regular Academy cycles. These special cohorts will focus on targeted populations to help local economic recovery. The construction sector continues to be impacted by the local- and macro-economic challenges with some union halls continuing to have high volumes of workers lacking work. It has become more critical for both private and public funding institutions to restart suspended projects or create new building opportunities. There is hope for the federal infrastructure bill to stimulate the turnkey projects and help the local construction workers return to work.

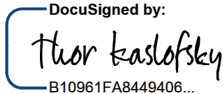
Please refer to Attachments B-1 for individual project details for construction workforce employment for July 1, 2021 through June 30, 2022.

Beyond construction workforce opportunities, OCII-administered projects offer professional training opportunities, and permanent employment prospects in commercial developments. During this reporting period, OCII's Contracts Compliance Division, implemented a seventh cycle of the OCII Architecture and Engineering Trainee Hiring program which facilitates internship opportunities between developers and their design consultants with San Francisco college students studying architecture or engineering, pursuant to OCII's SBE Policy. Program efforts are administered with the assistance of OEWD (Business Services Division) and Japanese Youth Community Center under the umbrella of the Mayor's Opportunities For All initiative (OFA). This summer, eleven college students were hired as interns by architectural, engineering design firms working on OCII-administered projects; one student was hired as a permanent employee at an engineering firm; and one CCSF student enrolled in OEWD's City Build Pro Construction Management Certification Program was hired as Project Management Intern with a major developer. All-in-all our efforts resulted in 13 placements this summer, which is the most robust class since the start of the COVID-19 pandemic in 2020.

Since the program's inception in 2016, there have been a total of 67 student placements. Several firms have retained their interns for long-term and/or permanent employment, beyond their summer internships. This summer two of interns joined the Trainee Program staff as fellows. Additionally, OEWD continues to act as a partner and serve graduates of the program, by referring

candidates to entry-level design opportunities available through First Source. Program staff also meets cyclically with OFA to remain in alignment with the City's youth workforce initiatives. Through collaborative partnerships, OCII's trainee program is steadily creating a pathway for the next generation of design professionals in San Francisco.

(Originated by George Bridges, Acting Contract Compliance Supervisor)

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Thor Kaslofsky
Executive Director

Attachment A-1: July 2021–June 2022 SBE Dollars by Project Summary Report
Attachment A-2: Accumulated SBE Dollars by Project Summary Report
Attachment B-1: July 2021–June 2022 Work Force Summary Report
Attachment C: Workforce Compliance Measures

Annual OCII SBE Dollars by Project Summary (Contracts awarded between 7/1/21-6/30/22)

ATTACHMENT A-1

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total	Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation
											SBE Goal Credit	SF-SBE	Informational Purposes Only			
												MBE	WMBE	WBE		
Project Status: In Construction																
Mission Bay																
	Mission Bay Park P19 and P22 (Construction and supplies)	Infrastructure	n/a	Mission Bay Development Group	Hoseley Corporation	n/a	n/a	In Construction	2023	20,699,999	17,518,153 84.6%	14,195,976 68.6%	1,132,657 5.5%	0 0.0%	75,000 0.4%	17,518,153 84.6%
	Mission Bay South Block 9A (Construction) (Construction)	Affordable Housing	Homeownership	Curtis Development, Michael Simmons Property	Baines-Nibbi, JV	148	148	In Construction	2023	95,196,600	46,845,524 49.2%	32,060,518 33.7%	28,975,092 30.4%	1,551,183 1.6%	1,591,877 1.7%	29,475,763 31.0%
	Subtotal									115,896,599	64,363,677 55.5%	46,256,494 39.9%	30,107,749 26.0%	1,551,183 1.3%	1,666,877 1.4%	46,993,916 40.5%
	Summary for Project Area = Mission Bay									115,896,599	64,363,677 55.5%	46,256,494 39.9%	30,107,749 26.0%	1,551,183 1.3%	1,666,877 1.4%	46,993,916 40.5%
	TOTAL FOR IN CONSTRUCTION PROJECTS									115,896,599	64,363,677 55.5%	46,256,494 39.9%	30,107,749 26.0%	1,551,183 1.3%	1,666,877 1.4%	46,993,916 40.5%
Project Status: In Design																
Transbay																
	Transbay Block 4 (Design) (Professional Design)	Market Rate/Affordable Housing	Rental/For Sale	Hines	TBD	881	202	In Design		14,154,950	11,256,250 79.5%	10,651,200 75.2%	129,000 0.9%	1,853,928 13.1%	5,644,292 39.9%	5,516,059 39.0%
	Subtotal									14,154,950	11,256,250 79.5%	10,651,200 75.2%	129,000 0.9%	1,853,928 13.1%	5,644,292 39.9%	5,516,059 39.0%
	Summary for Project Area = Transbay									14,154,950	11,256,250 79.5%	10,651,200 75.2%	129,000 0.9%	1,853,928 13.1%	5,644,292 39.9%	5,516,059 39.0%
	TOTAL FOR IN DESIGN PROJECTS									14,154,950	11,256,250 79.5%	10,651,200 75.2%	129,000 0.9%	1,853,928 13.1%	5,644,292 39.9%	5,516,059 39.0%
Project Status: Other																
Citywide																
	Certificate of Preference (Professional Consulting)	Miscellaneous	n/a	OCII	Lynx Insights and Investigations, Inc.	n/a		Other		229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
	Subtotal									229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
	Summary for Project Area = Citywide									229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Hunters Point Shipyard/ Candlestick Point																
	Hunterspoint Shipyard Parks Management (Professional Consulting)	Miscellaneous	n/a	OCII	POSM	n/a	n/a	Other	2024	3,194,760	3,194,760 100.0%	3,194,760 100.0%	360,956 11.3%	0 0.0%	2,833,804 88.7%	3,194,760 100.0%
	Hunterspoint Shipyard Site Office Management (Professional Consulting)	Miscellaneous	n/a	OCII	MJF Consulting	n/a		Other	2024	957,100	957,100 100.0%	957,100 100.0%	957,100 100.0%	0 0.0%	0 0.0%	957,100 100.0%
	Subtotal									4,151,860	4,151,860 100.0%	4,151,860 100.0%	1,318,056 31.7%	0 0.0%	2,833,804 68.3%	4,151,860 100.0%

Note: SF-SBE, MBE, WMBE, and WBE figures are based on SBE Credits; SBE Participation are actuals
Monday, August 29, 2022

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation	
										SBE Goal Credit	SF-SBE	Informational Purposes Only				
										MBE	WMBE	WBE				
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point									4,151,860	4,151,860 100.0%	4,151,860 100.0%	1,318,056 31.7%	0 0.0%	2,833,804 68.3%	4,151,860 100.0%	
Mission Bay																
	Mission Bay Parks Management (Professional Consulting)	Miscellaneous	n/a	OCII	POSM	n/a n/a	Other	2023	2,387,281	2,138,326 89.6%	2,138,326 89.6%	722,760 30.3%	0 0.0%	1,415,566 59.3%	2,138,326 89.6%	
	Subtotal								2,387,281	2,138,326 89.6%	2,138,326 89.6%	722,760 30.3%	0 0.0%	1,415,566 59.3%	2,138,326 89.6%	
Summary for Project Area = Mission Bay									2,387,281	2,138,326 89.6%	2,138,326 89.6%	722,760 30.3%	0 0.0%	1,415,566 59.3%	2,138,326 89.6%	
TOTAL FOR OTHER PROJECTS									6,768,711	6,290,186 92.9%	6,290,186 92.9%	2,040,816 30.2%	0 0.0%	4,249,370 62.8%	6,290,186 92.9%	
<i>*SBE credit granted prior to firm graduating from size standard.</i>																
Professional Consulting Sub-total									20,923,661	17,546,436 83.9%	16,941,386 81.0%	2,169,816 10.4%	1,853,928 8.9%	9,893,662 47.3%	11,806,245 56.4%	
Construction Sub-total									115,896,599	64,363,677 55.5%	46,256,494 39.9%	30,107,749 26.0%	1,551,183 1.3%	1,666,877 1.4%	46,993,916 40.5%	
GRAND TOTAL (subject to rounding differences)									136,820,260	81,910,113 59.9%	63,197,880 46.2%	32,277,565 23.6%	3,405,111 2.5%	11,560,539 8.4%	58,800,161 43.0%	

OCII SBE Dollars by Project Summary (Status of All Active Projects as of June 30, 2022) ATTACHMENT A-2

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total	Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation	
											SBE Goal Credit	SF-SBE	Informational Purposes Only				
											MBE	WMBE	WBE				
Project Status: In Closeout																	
Hunters Point Shipyard/ Candlestick Point																	
	HPSY I Block 48 Underground Utilities (Construction and supplies)	Infrastructure	n/a	Lennar	Hoseley Corporation	n/a	n/a	In Closeout	2022	5,406,555	5,406,555 100.0%	5,406,555 100.0%	0 0.0%	0 0.0%	0 0.0%	5,406,555 100.0%	
	Subtotal										5,406,555	5,406,555 100.0%	5,406,555 100.0%	0 0.0%	0 0.0%	0 0.0%	5,406,555 100.0%
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point										5,406,555	5,406,555 100.0%	5,406,555 100.0%	0 0.0%	0 0.0%	0 0.0%	5,406,555 100.0%	
Mission Bay																	
	Mission Bay South Park P3 Public Improvements Project (Construction and supplies)	Infrastructure	n/a	FOCIL-MB, LLC	Hoseley Corporation	n/a	n/a	In Closeout	2021	7,434,751	5,856,239 78.8%	5,541,451 74.5%	746,000 10.0%	0 0.0%	0 0.0%	5,856,239 78.8%	
	Subtotal										7,434,751	5,856,239 78.8%	5,541,451 74.5%	746,000 10.0%	0 0.0%	0 0.0%	5,856,239 78.8%
	Mission Bay Block 1 SOMA Hotel (Professional Consulting)	Commercial Hotel	Hotel	SOMA Hotel	Hathaway Dinwiddie Construction Company	n/a	n/a	In Closeout	2022	3,567,715	1,988,715 55.7%	1,988,715 55.7%	730,600 20.5%	458,250 12.8%	518,705 14.5%	1,523,829 42.7%	
	Subtotal										101,674,795	8,427,640 8.0%	3,099,700 2.9%	3,540,253 3.4%	1,315,645 1.3%	14,098,895 13.4%	7,962,754 7.6%
Summary for Project Area = Mission Bay										112,677,261	14,283,879 12.7%	8,641,161 7.7%	4,286,253 3.8%	1,316,645 1.2%	14,098,895 12.5%	13,818,993 12.3%	
Transbay																	
	Transbay Block 1 (Professional Consulting)	Market Rate/Affordable/Inclusionary Housing	Condominiums	Tishman Speyer	Lendlease	392	156	In Closeout	2021	5,060,832	4,515,140 89.2%	4,361,893 86.2%	213,558 4.2%	2,871,740 56.7%	250,260 4.9%	2,467,779 48.8%	
	Transbay Block 1 (Construction and Supplies)	Market Rate/Affordable/Inclusionary Housing	Condominiums	Tishman Speyer	Lendlease	392	156	In Closeout	2021	247,289,871	43,197,556 17.5%	16,985,353 6.9%	26,860,116 10.9%	601,634 0.2%	3,662,939 1.5%	43,197,556 17.5%	
	Subtotal										252,350,703	47,712,696 18.9%	21,347,246 8.5%	27,073,674 10.7%	3,473,674 1.4%	3,933,199 1.6%	45,665,335 18.1%
Summary for Project Area = Transbay										252,350,703	47,712,696 18.9%	21,347,246 8.5%	27,073,674 10.7%	3,473,674 1.4%	3,933,199 1.6%	45,665,335 18.1%	
Yerba Buena Center																	
	706 Mission Street (Construction and supplies)	Market Rate/Inclusionary Housing	Condominiums	Millennium Partners	Webcor	215	0	In Closeout	2021	251,148,729	57,998,003 23.1%	14,051,406 5.6%	1,846,030 0.7%	0 0.0%	158,600 0.1%	57,998,003 23.1%	

Note: SF-SBE, MBE, WMBE, and WBE figures are based on SBE Credits; SBE Participation are actuals
Monday, August 29, 2022

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total	Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation
											SBE Goal Credit	SF-SBE	Informational Purposes Only			
											MBE	WMBE	WBE			
706 Mission Street (Professional Consulting)	Market Rate/Inclusionary Housing	Condominiums	Millennium Partners	Webcor	215	0	In Closeout	2021	17,626,553	10,823,535 61.4%	10,008,095 60.2%	5,296,445 30.0%	1,304,000 7.4%	572,600 3.2%	6,110,291 34.7%	
Subtotal										268,775,282	68,821,538 25.6%	24,659,501 9.2%	7,142,475 2.7%	1,304,000 0.5%	731,200 0.3%	64,108,294 23.9%
Summary for Project Area = Yerba Buena Center										268,775,282	68,821,538 25.6%	24,659,501 9.2%	7,142,475 2.7%	1,304,000 0.5%	731,200 0.3%	64,108,294 23.9%
TOTAL FOR IN CLOSEOUT PROJECTS										639,209,801	136,224,668 21.3%	60,054,453 9.4%	38,502,402 6.0%	6,093,219 1.0%	18,763,294 2.9%	128,999,176 20.2%

Project Status: In Construction

Hunters Point Shipyard/ Candlestick Point

HPSY II/CP: Artist Building (Professional Consulting)	Commercial Building Construction	n/a	FivePoint	BCCI Construction Company	n/a	n/a	On Hold	On Hold	1,091,352	324,953 29.8%	282,553 25.9%	110,000 10.1%	172,553 15.8%	0 0.0%	246,628 22.6%	
HPSY II/CP: Artist Replacement Space Building (Construction and Supplies)	Commercial Building Construction	n/a	FivePoint	BCCI Construction Company	n/a	n/a	On Hold	On Hold	12,279,933	5,751,472 46.8%	147,942 1.2%	999,345 8.1%	50,750 0.4%	0 0.0%	5,751,472 46.8%	
Subtotal										13,371,285	6,076,425 45.4%	430,495 3.2%	1,109,345 8.3%	223,303 1.7%	0 0.0%	5,998,100 44.9%
HPSY Phase I: Block 52 (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	Lennar	77	9	In Construction	2022	7,149,264	4,137,371 57.9%	3,851,719 53.9%	183,000 2.6%	90,480 1.3%	3,755,209 52.5%	4,137,371 57.9%	
HPSY Phase I: Block 52 Construction (Construction and supplies)	Market Rate/Inclusionary Housing	Homeownership	Lennar	Lennar	77	9	In Construction	2022	27,137,998	19,895,431 73.3%	16,450,357 60.6%	14,425,407 53.2%	1,876,950 6.9%	0 0.0%	16,206,862 59.7%	
Subtotal										34,287,262	24,032,802 70.1%	20,302,076 59.2%	14,608,407 42.6%	1,967,430 5.7%	3,755,209 11.0%	20,344,233 59.3%
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point										47,658,547	30,109,227 63.2%	20,732,571 43.6%	16,717,792 33.0%	2,190,733 4.6%	3,755,209 7.9%	26,342,333 55.3%

Mission Bay

Mission Bay Park P19 and P22 (Construction and supplies)	Infrastructure	n/a	Mission Bay Development Group	Hoseley Corporation	n/a	n/a	In Construction	2023	20,699,999	17,518,153 84.6%	14,195,976 68.6%	1,132,657 5.5%	0 0.0%	75,000 0.4%	17,518,153 84.6%	
Mission Bay South Block 9A (Construction) (Construction)	Affordable Housing	Homeownership	Curtis Development, Michael Simmons Property	Baines-Nibbi, JV	148	148	In Construction	2023	95,196,600	46,845,524 49.2%	32,060,518 33.7%	28,975,092 30.4%	1,551,183 1.6%	1,591,877 1.7%	29,475,763 31.0%	
Subtotal										115,896,599	64,363,677 55.6%	46,256,494 39.9%	30,107,749 26.0%	1,551,183 1.3%	1,666,877 1.4%	46,993,916 40.5%
Mission Bay South Bayfront Park P22 (Professional Consulting)	Infrastructure	n/a	Mission Bay Development Group	Hoseley	n/a	n/a	In Construction	2023	489,585	342,571 70.0%	342,571 70.0%	144,000 29.4%	1,872 0.4%	25,814 5.3%	342,571 70.0%	
Subtotal										489,585	342,571 70.0%	342,571 70.0%	144,000 29.4%	1,872 0.4%	25,814 5.3%	342,571 70.0%
1450 Owens Street, MBS Blocks 41-43 Parcel 7 (Professional Consulting)	Commercial Building Construction	n/a	ARE	Truebeck Construction	-	-	In Construction	2023	1,329,268	906,580 68.2%	896,580 67.4%	84,500 6.4%	524,720 39.5%	50,000 3.8%	731,080 55.0%	

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total	Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation
											SBE Goal Credit	SF-SBE	Informational Purposes Only			
											MBE	WMBE	WBE			
1450 Owens (Construction and supplies)	Commercial Office Building	n/a	ARE	Truebeck Construction	-	-	In Construction	2023	116,779,740	19,088,861 16.3%	8,292,104 7.1%	6,297,777 5.4%	896,372 0.8%	0 0.0%	13,494,192 11.6%	
Subtotal										118,109,008	19,995,441 16.9%	9,188,684 7.8%	6,382,277 5.4%	1,421,092 1.2%	50,000 0.0%	14,225,272 12.0%
Mission Bay South Block 6W Childcare Center (Construction and supplies)	Miscellaneous	n/a	Kai Ming Head Start	AmOne Corporation	-	-	In Construction	2022	1,352,830	1,352,830 100.0%	1,352,830 100.0%	1,352,830 100.0%	0 0.0%	0 0.0%	1,352,830 100.0%	
Subtotal										1,352,830	1,352,830 100.0%	1,352,830 100.0%	1,352,830 100.0%	0 0.0%	0 0.0%	1,352,830 100.0%
Mission Bay South Block 9 (Professional Consulting)	Stand Alone Affordable Housing	Rental - Very Low Income Supportive/Homeless	Bridge Housing Corporation and Community Housing Partnership	Cahill Contractors	141	140	In Construction	2022	3,467,062	1,772,777 51.1%	1,643,277 47.4%	995,550 28.7%	461,747 13.3%	0 0.0%	1,063,015 30.7%	
Mission Bay South Block 9 Construction (Construction and supplies)	Stand Alone Affordable Housing	Rental - Very Low Income Supportive/Homeless	Bridge Housing Corporation and Community Housing Partnership	Cahill Contractors	141	140	In Construction	2022	35,972,044	8,632,175 24.0%	3,453,512 9.6%	559,234 1.6%	0 0.0%	1,123,584 3.1%	8,632,175 24.0%	
Subtotal										39,439,106	10,404,952 26.4%	5,096,789 12.9%	1,554,784 3.9%	461,747 1.2%	1,123,584 2.8%	9,695,190 24.6%
Summary for Project Area = Mission Bay										275,287,128	96,459,472 35.0%	62,237,368 22.6%	39,541,640 14.4%	3,435,894 1.2%	2,866,275 1.0%	72,609,779 26.4%
Transbay																
Transbay Folson Streetscape Improvements (Construction and supplies)	Infrastructure	n/a	OCII/SFPW	Mitchell Engineering	n/a	n/a	In Construction	2021	16,301,589	16,301,589 100.0%	16,301,589 100.0%	3,751,159 23.0%	0 0.0%	0 0.0%	16,301,589 100.0%	
Subtotal										16,301,589	16,301,589 100.0%	16,301,589 100.0%	3,751,159 23.0%	0 0.0%	0 0.0%	16,301,589 100.0%
Summary for Project Area = Transbay										16,301,589	16,301,589 100.0%	16,301,589 100.0%	3,751,159 23.0%	0 0.0%	0 0.0%	16,301,589 100.0%
TOTAL FOR IN CONSTRUCTION PROJECTS										339,247,264	142,870,288 42.1%	99,271,528 29.3%	59,010,551 17.4%	5,626,627 1.7%	6,621,484 2.0%	115,253,702 34.0%

Project Status: In Design

Hunters Point Shipyard/ Candlestick Point

Block 56 Design (Professional Consulting)	Affordable Housing	Rental	Mercy Housing California and San Francisco Housing Development Corporation	Baines-Nibbi, JV	73	42	In Design	2023	2,781,536	2,752,036 98.9%	2,539,036 91.3%	572,470 20.6%	209,250 7.5%	1,314,466 47.3%	1,625,656 58.4%	
HPSY II/CP: Candlestick Point Major Phase 1 Engineering (Professional Consulting)	Infrastructure	n/a	FivePoint	-	n/a	n/a	In Design	on-going	482,307	123,690 25.6%	115,418 23.9%	67,202 13.9%	56,488 11.7%	0 0.0%	123,690 25.6%	
HPSY II/CP: Environmental Technical Services Consultants (Professional Consulting)	Infrastructure	n/a	FivePoint	-	n/a	n/a	In Design	on-going	896,630	452,000 50.4%	148,000 16.5%	108,000 12.0%	0 0.0%	125,000 13.9%	452,000 50.4%	
Subtotal										4,160,473	3,327,726 80.0%	2,802,454 67.4%	747,672 18.0%	265,738 6.4%	1,439,466 34.6%	2,201,346 52.9%

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units		Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation
						Total	Affordable				SBE Goal Credit	SF-SBE	Informational Purposes Only			
											MBE	WMBE	WBE			
HPSY Phase I: Block 1 (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Tabernade Affiliated Developers/Amanco Development Assoc. LLC	TBD	224	24	In Design	2024	4,157,248	3,789,418 91.2%	1,689,418 40.6%	2,182,500 52.5%	875,270 21.1%	107,648 2.6%	3,431,918 82.6%	
Subtotal									4,157,248	3,789,418 91.2%	1,689,418 40.6%	2,182,500 52.5%	875,270 21.1%	107,648 2.6%	3,431,918 82.6%	
HPSY Phase I: Block 48 Stage 1A (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	47	5	In Design	2024	2,262,827	712,626 31.5%	649,605 28.7%	464,405 20.5%	0 0.0%	39,898 1.8%	712,626 31.5%	
HPSY Phase I: Block 48 Stage 1B (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	50	7	In Design	2024	1,104,685	871,521 78.9%	830,987 75.2%	692,669 62.7%	0 0.0%	19,768 1.8%	862,519 78.1%	
HPSY Phase I: Block 48 Stage 2A (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	164	24	In Design	2024	2,261,507	1,960,093 86.7%	1,659,743 82.2%	75,348 3.3%	0 0.0%	1,416,372 62.6%	1,056,820 46.7%	
HPSY Phase I: Block 48 Stage 2B (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	53	7	In Design	2024	1,006,877	278,330 27.6%	233,094 23.2%	33,852 3.4%	0 0.0%	18,228 1.8%	269,328 26.7%	
HPSY Phase I: Block 48 Stage 3A (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	41	5	In Design	2023	681,328	189,532 27.8%	155,421 22.8%	27,682 4.1%	0 0.0%	14,906 2.2%	180,530 26.5%	
HPSY Phase I: Block 48 Stage 3B (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	53	7	In Design	2024	789,446	254,350 32.2%	229,410 29.1%	33,834 4.3%	0 0.0%	18,218 2.3%	245,348 31.1%	
Subtotal									8,106,670	4,266,452 52.6%	3,958,260 48.8%	1,327,790 16.4%	0 0.0%	1,527,390 18.8%	3,327,170 41.0%	
HPSY III/CP: Candlestick Point South Block 6A (Professional Consulting)	Market Rate/Inclusionary Housing	Condominiums	Lennar	TBD	128	13	On Hold	2023	1,771,973	1,449,043 81.8%	1,449,043 81.8%	172,500 9.7%	193,543 10.9%	0 0.0%	606,745 34.2%	
Subtotal									1,771,973	1,449,043 81.8%	1,449,043 81.8%	172,500 9.7%	193,543 10.9%	0 0.0%	606,745 34.2%	
HPSY III/CP: Candlestick Point North Block 10A (Professional Consulting)	Stand Alone Affordable Housing	Rental - Very Low Income Supportive/Homeless	TNDC & Young Community Developers	Nibbi Bros	156	155	In Design	2025	4,024,761	3,314,912 82.4%	3,295,412 81.9%	762,127 18.9%	270,000 6.7%	42,500 1.1%	3,314,912 82.4%	
Subtotal									4,024,761	3,314,912 82.4%	3,295,412 81.9%	762,127 18.9%	270,000 6.7%	42,500 1.1%	3,314,912 82.4%	
HPSY Phase I: Blocks 52 and 54 (Professional Consulting)	Stand Alone Affordable Housing	Rental - Very Low Income	The Jonathan Rose Companies and Bayview Hunters Point Multipurpose Senior Services	Baines Nibbi, JV	112	111	In Design	2024	3,006,893	2,694,640 89.6%	2,395,140 79.7%	195,000 6.5%	0 0.0%	2,060,240 68.5%	1,406,275 46.8%	
HPSY Phase I: Blocks 52 and 54 Design-Build Portion: MEPF (Construction and supplies)	Stand Alone Affordable Housing	Rental - Very Low Income	The Jonathan Rose Companies and Bayview Hunters Point Multipurpose Senior Services	Baines Nibbi, JV	112	111	In Design	2024	18,160,882	5,044,488 27.8%	5,044,488 27.8%	2,733,806 15.1%	0 0.0%	0 0.0%	4,295,038 23.6%	
Subtotal									21,167,774	7,739,128 36.6%	7,439,628 35.1%	2,928,806 13.8%	0 0.0%	2,060,240 9.7%	5,701,313 26.9%	

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units Total	Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation	
											SBE Goal Credit	SF-SBE	Informational Purposes Only				
												MBE	WMBE	WBE			
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point											43,388,898	23,886,679	20,634,215	8,121,395	1,604,661	6,177,244	18,583,404
												55.1%	47.6%	18.7%	3.7%	11.9%	42.8%
Mission Bay																	
Mission Bay South Block 9A (Professional Consulting)	Affordable Housing	Homeownership	Curtis Development, Michael Simmons Property Development, and Young Community Developers	Baines-Nibbi, JV	148	148	In Design	2023	4,649,590	3,525,040 75.8%	1,589,400 34.2%	828,100 17.8%	175,100 3.8%	64,400 1.4%	1,804,500 38.8%		
Subtotal										4,649,590	3,525,040	1,589,400	828,100	175,100	64,400	1,804,500	
												75.8%	34.2%	17.8%	3.8%	1.4%	38.8%
Mission Bay South Blocks 29-32 Golden State Warriors Mixed-Use Hotel (Professional Consulting)	Commercial Hotel	Hotel	Golden State Warriors	Webcor	n/a	n/a	On Hold	2023	9,210,432	5,143,553 55.8%	4,924,303 53.5%	644,000 7.0%	2,205,787 23.9%	613,116 6.7%	2,910,454 31.6%		
Subtotal										9,210,432	5,143,553	4,924,303	644,000	2,205,787	613,116	2,910,454	
												55.8%	53.5%	7.0%	23.9%	6.7%	31.6%
Summary for Project Area = Mission Bay											13,860,022	8,668,593	6,513,703	1,472,100	2,380,887	677,516	4,714,954
												62.5%	47.0%	10.8%	17.2%	4.9%	34.0%
Transbay																	
Transbay Block 4 (Design) (Professional Design)	Market Rate/Affordable Housing	Rental For Sale	Hines	TBD	681	202	In Design		14,154,950	11,256,250 79.5%	10,651,200 75.2%	129,000 0.9%	1,853,928 13.1%	5,644,292 39.9%	5,516,059 39.0%		
Subtotal										14,154,950	11,256,250	10,651,200	129,000	1,853,928	5,644,292	5,516,059	
												79.5%	75.2%	0.9%	13.1%	39.9%	39.0%
Summary for Project Area = Transbay											14,154,950	11,256,250	10,651,200	129,000	1,853,928	5,644,292	5,516,059
												79.5%	75.2%	0.9%	13.1%	39.9%	39.0%
Yerba Buena Center																	
Mexican Museum (Professional Consulting)	Miscellaneous	n/a	Millennium Partners	TBD	n/a	n/a	In Design	TBD	562,499	310,969 55.3%	310,969 55.3%	0 0.0%	310,970 55.3%	0 0.0%	155,485 27.6%		
Subtotal										562,499	310,969	310,969	0	310,970	0	155,485	
												55.3%	55.3%	0.0%	55.3%	0.0%	27.6%
Summary for Project Area = Yerba Buena Center											562,499	310,969	310,969	0	310,970	0	155,485
												55.3%	55.3%	0.0%	55.3%	0.0%	27.6%
TOTAL FOR IN DESIGN PROJECTS										71,966,369	44,122,491	38,110,087	9,722,495	6,150,336	11,499,052	28,969,901	
												61.3%	53.0%	13.5%	8.5%	16.0%	40.3%
Project Status: On Hold																	
Hunters Point Shipyard/ Candlestick Point																	
HPSY II/CP- Candlestick Point Civil Engineering (Professional Consulting)	Infrastructure	n/a	FivePoint	-	n/a	n/a	On Hold	on-going	2,316,909	1,830,149 79.0%	1,609,424 69.5%	53,800 2.3%	1,492,624 64.4%	0 0.0%	855,182 36.9%		
HPSY II/CP- Candlestick Point Streetscape Master Plan (Professional Consulting)	Infrastructure	n/a	FivePoint	-	n/a	n/a	On Hold	on-going	1,183,478	334,851 28.3%	237,476 20.1%	22,226 1.9%	0 0.0%	125,000 10.6%	334,851 28.3%		
HPSY II/CP- CP-02, 03, 04 Demolition, Mass Grading, and Surcharge (Construction and supplies)	Infrastructure	n/a	FivePoint	DeSilva Gates Construction	n/a	n/a	On Hold	On Hold	13,740,500	5,846,000 42.5%	5,723,900 41.7%	0 0.0%	0 0.0%	20,000 0.1%	5,846,000 42.5%		
HPSY II/CP- CP-02, 03, 04 Master Horizontal Infrastructure Project (Construction and supplies)	Infrastructure	n/a	FivePoint	DeSilva Gates Construction	n/a	n/a	On Hold	On Hold	13,785,432	13,765,432 100.0%	4,845,432 35.2%	13,675 0.1%	0 0.0%	0 0.0%	13,765,432 100.0%		

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Total	Units Affordable	Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation
											SBE Goal Credit	SF-SBE	Informational Purposes Only			
											MBE	WMBE	WBE			
HPSY II/CP: Gilman, Streetscape, and Wedge Park Landscape Design (Professional Consulting)	Infrastructure	n/a	FivePoint	-	n/a	n/a	On Hold	on-going	633,188	307,377 48.5%	192,746 30.4%	162,896 25.7%	0 0.0%	263,859 41.6%	307,377 48.5%	
Subtotal										31,639,507	22,093,809 69.8%	12,608,678 39.9%	252,597 0.8%	1,492,624 4.7%	408,859 1.3%	21,108,842 66.7%
HPSY II/CP: Candlestick Point North 11A (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	FivePoint	TBD	422	21	On Hold	2026	6,899,263	3,342,623 48.4%	3,280,123 47.5%	2,884,283 41.8%	0 0.0%	126,000 1.8%	1,444,178 20.9%	
HPSY II/CP: Candlestick Point North 2A (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	FivePoint	TBD	130	7	On Hold	2024	2,297,938	1,876,178 81.6%	1,716,440 74.7%	568,740 24.8%	65,000 2.8%	94,738 4.1%	862,048 37.5%	
HPSY II/CP: Candlestick Point South Block 8A (Professional Consulting)	Market Rate/Inclusionary Housing	Condominiums	Lennar	TBD	127	13	On Hold	2023	1,771,973	1,449,043 81.8%	1,449,043 81.8%	172,500 9.7%	193,543 10.9%	0 0.0%	606,745 34.2%	
HPSY II/CP: Candlestick Point South Block 9A (Professional Consulting)	Market Rate/Inclusionary Housing	Condominiums	Lennar	TBD	124	13	On Hold		1,995,035	949,365 47.6%	803,630 40.3%	463,500 23.2%	64,000 3.2%	81,735 4.1%	752,740 37.7%	
Subtotal										12,964,209	7,617,209 58.8%	7,249,236 55.9%	4,089,023 31.5%	322,643 2.5%	302,473 2.3%	3,665,711 28.3%
HPSY II/CP: Candlestick Point South Block 11A (Professional Consulting)	Stand Alone Affordable Housing	Rental - Very Low Income Supportive/Homeless	Mercy Housing California and San Francisco Housing Development Corporation	Cahill/Hercules JV	176	175	On Hold	2025	4,030,316	3,816,716 94.7%	3,677,066 91.2%	672,958 16.7%	295,838 7.3%	2,587,000 64.2%	1,917,166 47.6%	
Subtotal										4,030,316	3,816,716 94.7%	3,677,066 91.2%	672,958 16.7%	295,838 7.3%	2,587,000 64.2%	1,917,166 47.6%
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point										48,634,032	33,517,734 68.9%	23,534,980 48.4%	5,014,578 10.3%	2,111,005 4.3%	3,298,132 6.8%	26,691,719 54.9%
TOTAL FOR ON HOLD PROJECTS										48,634,032	33,517,734 68.9%	23,534,980 48.4%	5,014,578 10.3%	2,111,005 4.3%	3,298,132 6.8%	26,691,719 54.9%
Project Status: Other																
Citywide																
Certificate of Preference (Professional Consulting)	Miscellaneous	n/a	OCIL	Lynx Insights and Investigations, Inc.	n/a		Other		229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	
Subtotal										229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Summary for Project Area = Citywide										229,570	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%	0 0.0%
Hunters Point Shipyard/ Candlestick Point																
Environmental Technical Support Services (Professional Consulting)	Infrastructure	n/a	OCIL	Langan Treadwell Rollo	n/a	n/a	Other	2024	1,900,000	1,900,000 100.0%	1,900,000 100.0%	1,900,000 100.0%	0 0.0%	0 0.0%	665,000 35.0%	
HPS1 and CP/HPS2 Infrastructure Engineering Support Services (Professional Consulting)	Infrastructure	n/a	OCIL	Hollins Consulting Inc	n/a	n/a	Other	2021	1,700,000	1,700,000 100.0%	1,700,000 100.0%	1,275,000 75.0%	0 0.0%	0 0.0%	1,700,000 100.0%	

Project Area	Project	Project Type	Housing Type	Sponsor	General Contractor	Units		Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation		
											Total	Affordable	SBE Goal Credit	SF-SBE	Informational Purposes Only			
															MBE		WMBE	WBE
Hunterspoint Shipyard Parks Management (Professional Consulting)	Miscellaneous	n/a	OCII	POSM	n/a	n/a	Other	2024	3,194,760	3,194,760 100.0%	3,194,760 100.0%	360,956 11.3%	0 0.0%	2,833,804 88.7%	3,194,760 100.0%			
Hunterspoint Shipyard Site Office Management (Professional Consulting)	Miscellaneous	n/a	OCII	MJF Consulting	n/a	n/a	Other	2024	957,100	957,100 100.0%	957,100 100.0%	957,100 100.0%	0 0.0%	0 0.0%	957,100 100.0%			
Subtotal									7,751,860	7,751,860 100.0%	7,751,860 100.0%	4,493,056 58.0%	0 0.0%	2,833,804 36.6%	6,516,860 84.1%			
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point									7,751,860	7,751,860 100.0%	7,751,860 100.0%	4,493,056 58.0%	0 0.0%	2,833,804 36.6%	6,516,860 84.1%			
Mission Bay																		
Mission Bay Open Space Property Management Contract (Professional Consulting)	Infrastructure	n/a	OCII	MJM Management Group	n/a	n/a	Other	2021	1,215,135	1,215,135 100.0%	1,215,135 100.0%	0 0.0%	0 0.0%	1,215,135 100.0%	1,215,135 100.0%			
Mission Bay Parks Management (Professional Consulting)	Miscellaneous	n/a	OCII	POSM	n/a	n/a	Other	2023	2,387,281	2,138,326 89.6%	2,138,326 89.6%	722,760 30.3%	0 0.0%	1,415,566 59.3%	2,138,326 89.6%			
Subtotal									3,602,416	3,353,461 93.1%	3,353,461 93.1%	722,760 20.1%	0 0.0%	2,630,701 73.0%	3,353,461 93.1%			
Summary for Project Area = Mission Bay									3,602,416	3,353,461 93.1%	3,353,461 93.1%	722,760 20.1%	0 0.0%	2,630,701 73.0%	3,353,461 93.1%			
TOTAL FOR OTHER PROJECTS									11,583,846	11,105,321 95.9%	11,105,321 95.9%	5,215,816 45.0%	0 0.0%	5,464,505 47.2%	9,870,321 85.2%			
Professional Consulting Sub-total									126,299,064	88,901,268 70.4%	81,112,271 64.2%	24,963,061 19.8%	14,146,703 11.2%	25,414,277 20.1%	58,248,034 46.1%			
Construction Sub-total									984,342,247	278,939,234 28.3%	150,964,098 15.3%	92,502,781 9.4%	5,834,484 0.6%	20,232,190 2.1%	251,536,785 25.6%			
GRAND TOTAL (subject to rounding differences)									1,110,641,311	367,840,501 33.1%	232,076,368 20.9%	117,465,842 10.6%	19,981,186 1.8%	45,646,466 4.1%	309,784,819 27.9%			

OCII Workforce Summary - Total Workforce Hours by Project: (July 1, 2021 - June 30, 2022)							ATTACHMENT B-1	
Project	General Contractor	Total Hours	SF Hours	BVHP Hours	Minority	Female		
HPSY Block 52	Lennar	51,298	14,997	8,501	26,907	1,100		
		Percent of Total	29.2%	16.6%	52.5%	2.1%		
Mission Bay Soma Hotel	Hathaway Dinwiddie Construction Co.	48,816	9,321	2,031	16,165	1,284		
		Percent of Total	19.1%	4.1%	33.1%	2.6%		
Mission Bay Childcare Center at 6W	AmOne Corporation	3,232	1,747	688	2,694	3		
		Percent of Total	54.1%	21.3%	83.4%	0.0%		
Mission Bay Block 9	Cahill Contractors	110,983	25,109	4,981	71,674	3,311		
		Percent of Total	22.6%	64.6%		3.0%		
HPSY Block 48 Underground Utilities	Hoseley Corporation	8,600	5,780	1,317	5,202	-		
		Percent of Total	67.2%	15.3%	60.5%	0%		
Mission Bay Park P3	Hoseley Corporation	9,832	3,461	2,185	6,775	237		
		Percent of Total	35.2%	22.2%	68.9%	2.4%		
Total Workforce Hours: (July 1, 2021 - June 30, 2022)								
Project	General Contractor	Total Hours	SF Hours	BVHP Hours	Minority	Female		
HPSY Block 52	Lennar	51,298	14,997	8,501	26,907	1,100		
Mission Bay Soma Hotel	Hathaway Dinwiddie Construction Co.	48,816	9,321	2,031	16,165	1,284		
Mission Bay Childcare Center at 6W	Am One	3,232	1,747	688	2,694	3		
Mission Bay Block 9	Cahill Contractors	110,983	25,109	4,981	71,674	3,311		
HPSY Block 48 Underground Utilities	Hoseley Corporation	8,600	5,780	1,317	5,202	-		
Mission Bay Park P3	Hoseley Corporation	9,832	3,461	2,185	6,775	237		
		Total	232,761	60,415	19,703	129,417	5,935	
		Percent of Total		26.0%	8.5%	55.6%	2.5%	
Mission Bay Total Workforce Hours: (July 1, 2021 - June 30, 2022)								
Project	General Contractor	Total Hours	SF Hours	BVHP Hours	Minority	Female		
Mission Bay Soma Hotel	Hathaway Dinwiddie Construction Co.	48,816	9,321	2,031	16,165	1,284		
Mission Bay Childcare Center at 6W	AmOne Corporation	3,232	1,747	688	2,694	3		
Mission Bay Block 9	Cahill Contractors	110,983	25,109	4,981	71,674	3,311		
Mission Bay Park P3	Hoseley Corporation	9,832	3,461	2,185	6,775	237		
		Total	172,863	39,638	9,885	97,308	4,835	
		Percent of Total		22.9%	5.7%	56.3%	2.8%	
HPSY Total Workforce Hours: (July 1, 2021 - June 30, 2022)								
Project	General Contractor	Total Hours	SF Hours	BVHP Hours	Minority	Female		
HPSY Block 52	Lennar	51,298	14,997	8,501	26,907	1,100		
HPSY Block 48 Underground Utilities	Hoseley Corporation	8,600	5,780	1,317	5,202	-		
		Total	59,898	20,777	9,818	32,109	1,100	
		Percent of Total		34.7%	16.4%	53.6%	1.8%	
Affordable and Inclusionary Housing: (July 1, 2021 - June 30, 2022)								
Project	General Contractor	Total Hours	SF Hours	BVHP Hours	Minority	Female		
HPSY Block 52	Lennar	51,298	14,997	8,501	26,907	1,100		
Mission Bay Block 9	Cahill Contractors	110,983	25,109	4,981	71,674	3,311		
		Total	162,281	40,106	13,482	98,581	4,411	
		Percent of Total		24.7%	8.3%	60.7%	2.7%	

Attachment C

Workforce Compliance Measures

COMPLIANCE MEASURES	DESCRIPTION
1. Workforce Kick-Off Meeting	OCII and CityBuild holds a workforce kick-off meeting with all Developers and General Contractor prior to the start of construction to discuss workforce program requirements, including worker referral and hiring processes. Primary points of contact for the Developer and General Contractor are identified for all workforce compliance related issues.
2. Workforce Projection Forms	All contractors and subcontractors submit Contractor Information Sheets and workforce projection forms to the assigned CityBuild compliance officer within twenty-four (24) hours prior to the preconstruction meeting. The form contains the contractors' scope of work, construction trades expected to be utilized, union information, and workforce projections. This form is used by CityBuild to anticipate the timing of worker needs and allows CityBuild to make appropriate preparations.
3. Preconstruction Meetings	Prior to the start of work, all Subcontractors meet with CityBuild to discuss the construction workforce requirements. The General Contractor coordinates and attends the preconstruction meetings with the assigned CityBuild compliance officer, CityBuild employment liaison, and all subcontractors within thirty (30) days prior to the commencement of construction (for the respective group of contractors). In addition to discussing the hiring goals, CityBuild goes over each subcontractors' workforce projections to determine potential local hiring opportunities, the local worker referral process, certified payroll reporting, and explore any anticipated issues in complying with the workforce policy.
4. Local Worker Request Forms and Referral Process	When a contractor/subcontractor increases its workforce on the job site they submit an executed local construction worker request form designated as a "Form 3" to the assigned CityBuild employment liaison and copy the assigned compliance officer as well as the General Contractor. The employment liaison has at least 72 hours advance notice of the local hire opportunity to conduct a search of a qualified local resident. The Form 3 indicates the following: the number of workers needed (apprentice or journeyman), duration needed, required skills, trades, union information, start date, description of scope of

COMPLIANCE MEASURES	DESCRIPTION
	<p>work, project name, jobsite location, and contractor contact information, among others. All Form 3s are logged in CityBuild's records. CityBuild monitors the increase of a contractor's workforce on the project via certified payroll reports submitted to LCPtracker (online reporting system), job site visits and contractor meetings.</p> <p>CityBuild utilizes its internal employment networking lists as well as confer with CBOs to identify and refer qualified local worker residents. Contractors notify CityBuild of all hires of local referrals. If no local referrals are available, contractors may hire a number of workers requested from CityBuild, using its own recruiting methods, giving first consideration to project area residents and then San Francisco residents.</p>
5. Certified Payroll Reports	<p>Each contractor submits to OCII a certified payroll report (CPR) for the preceding workweek on each of its employees. Contractors are required to report certified payroll utilizing the online reporting system, LCPtracker. CPR records contain the following information: name, address, gender, ethnicity, Department of Industrial Relations (DIR) approved job classification, daily and weekly number of hours worked, hourly wage rates, and fringes, among others. CityBuild monitors payroll submissions for deficiency and gathers missing payroll reports when delinquent.</p>
6. Job Site Visits	<p>CityBuild conducts job site visits and meetings to verify status of construction, confirm local workforce participation, identify current contractors on site, meet with the general contractor, speak with local referrals, photo documentation, and make determinations regarding compliance and further local hiring opportunities.</p>
7. Workforce Compliance Reports	<p>The assigned CityBuild workforce compliance officer generates monthly workforce compliance reports to the General Contractor, Developer, and OCII utilizing CPR data submitted in LCP Tracker and internal records. The report contains data points such as total project work hours, local hours, local hiring percentage, apprentice hours, minority hours by each subcontractor and worker trade. CityBuild also tracks and reports on the number of times contractors have outreached for local worker referrals as well as placements and/or sponsorships of local workers. These records are maintained to evidence hiring efforts.</p>

COMPLIANCE MEASURES	DESCRIPTION
8. Monitoring and Progress Meetings	<p>If there are compliance issues, the General Contractor and Developer are notified and the Contractor or Subcontractor are required to provide documentation of its efforts to comply with the workforce policy. The Developer and/or General Contractor are required maintain for the duration of the term a current file of each project area resident or local hire referral from CityBuild and what action was taken with respect to each individual.</p> <p>CityBuild meets with non-compliant or deficient Contractors to identify areas of improvement and discuss corrective action measures including hiring additional local construction workers and/or sponsoring apprentices to the trade. When necessary, CityBuild holds Show-Cause meetings in conjunction with OCII to meet with the Developer, General Contractor and non-compliant Contractor to discuss an action plan to remedy local hire issues.</p>