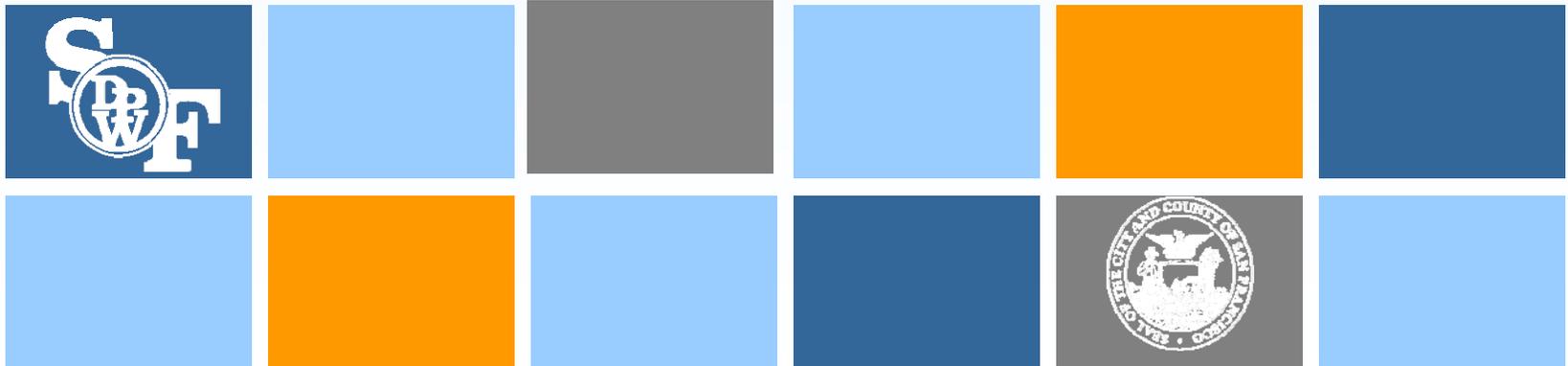


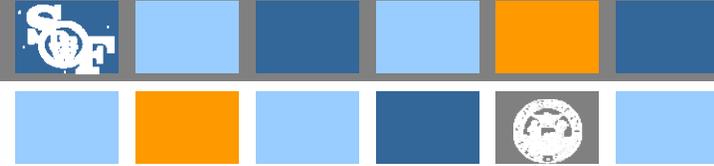
Earthquake Safety and Emergency Response Bond

Public Safety Building

Construction Contractors' Outreach Town Hall

June 30, 2011





Welcome

Fuad Sweiss, Deputy Director, Dept. of Public Works

Introduction of Project

Charles Higuera, Project Manager, Dept. of Public Works

Steve Slosek, Project Architect, HOK/Cavagnero

Main Presentation on Upcoming Work, Dates for Bidding

Bret Firebaugh, Project Sponsor, Charles Pankow Builders

Human Rights Commission and Small Business Participation

Selormey, Dzikunu, Contract Compliance Officer, HRC

Office of Economic & Workforce Development/CityBuild Requirements

Ken Nim, Workforce Compliance Officer, OEWD/CityBuild

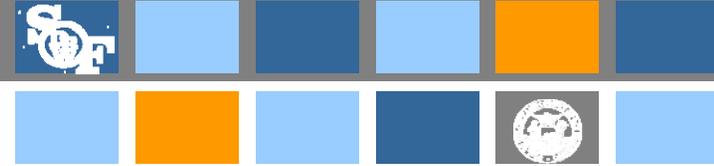
Prevailing Wage Requirements

Ardis Graham, Contract Compliance Officer, OLSE

Questions & Answers

Public Safety Building

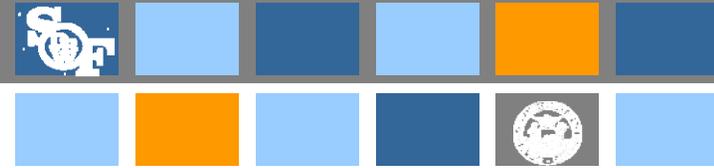
INTRODUCTION OF PROJECT



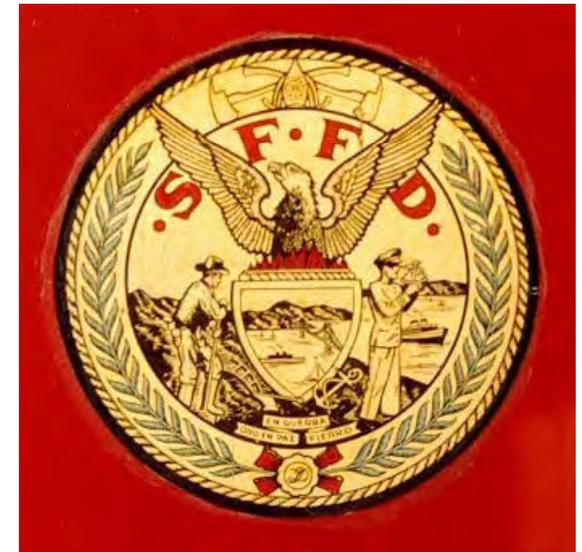
- Project Team
- Building Information
- Project and Trade Package Bid Schedule
- LBE Goals, Local Hiring, and Prevailing Wage Requirements

Public Safety Building

PROJECT TEAM

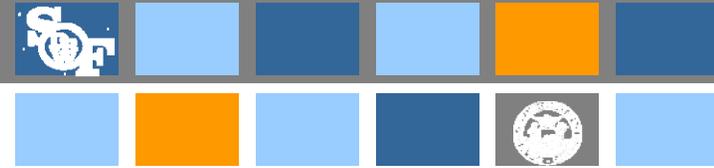


- Charles Higuera, FAIA – DPW Project Manager
- Steve Slosek – HOK/Cavagnero Project Architect
- Bret Firebaugh, Charles Pankow Builders, Ltd.
- Capt. John Goldberg, SFPD Project Liaison
- Capt. John Hanley, SFFD Project Liaison



Public Safety Building

SAN FRANCISCO DEPT. OF PUBLIC WORKS



Charles Higuera FAIA, Project Manager

P: 415/557-4646

E: charles.higuera@sfdpw.org

Samuel Chui, Project Manager

P: 415/558-4082

E: samuel.chui@sfdpw.org

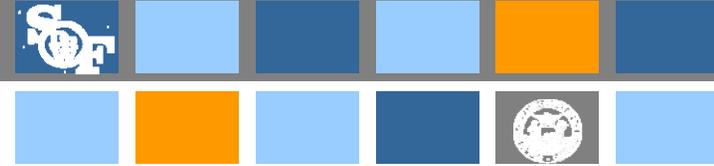
The screenshot shows the official website of the San Francisco Department of Public Works. At the top, there is a navigation bar with links for SFGov, Residents, Business, Government, Visitors, and Online Services. Below this is a header with the SFPD logo and the text 'City & County of San Francisco Department of Public Works'. A main navigation menu includes Home, About Us, Services A-Z, Projects, Community One-Stop, and Contact Us.

Key features on the page include:

- 311 One Call Does it All:** A service request form with a '311 Home' input field and a 'Request DPW Service' button.
- Additional Quick Links:** A list of links for Permits, Road Construction Info, Meetings & Hearings, and Volunteer!
- Highlights:** A section with three news items:
 - 2011 Road Repaving and Street Safety Bond Proposal
 - Help Keep Your Neighborhood Graffiti-Free!
 - Request A Curb Ramp in Your Neighborhood
- DPW in Your Neighborhood:** A map of San Francisco with red location pins.
- events DPW Events Calendar:** A graphic of a calendar with the SFPD logo.

Public Safety Building

BUILDING INFORMATION - FUNCTIONAL AREAS & BUDGETS



PSB Functional Areas:

Police Headquarters - 110,000 SF

Police Station - 20,000 SF

Fire Station - 17,000 SF

Shared - 25,000 SF

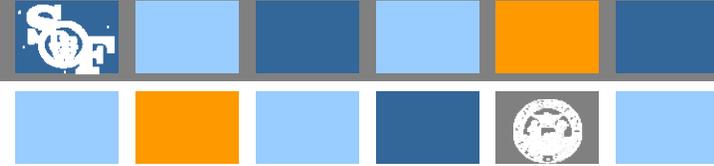
Parking Structure - 128,000 SF

TOTAL AREA: 300,000 SF

Budgets:

Art Enrichment: \$3.3M

Construction Cost: \$164M



Safety: Controlled Access & Security

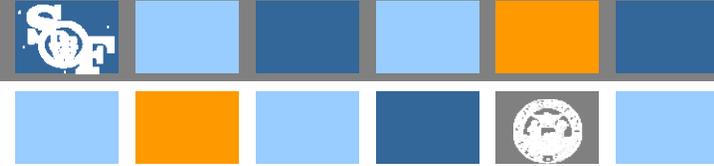
Sustainability: LEED Gold - Integrated Hi-Perf./Low Maint.

Civic: Mission Bay Development Standards, Historic Building Rehabilitation Standards

Essential Seismic Safety: 50% increase in structural strength

96 Hours Resiliency:

- Emergency Generator capacity to provide for key operational areas of Police Head Quarter, Police and Fire Stations
- Fire Water Storage
- Potable Water
- Sewage Storage
- Surface Discharge of Storm Water



HOK/Cavagnero contacts:

Laura Blake AIA, Project Manager

P: 415/252-2539

E: laura@cavagnero.com

Steve Slosek, Project Architect

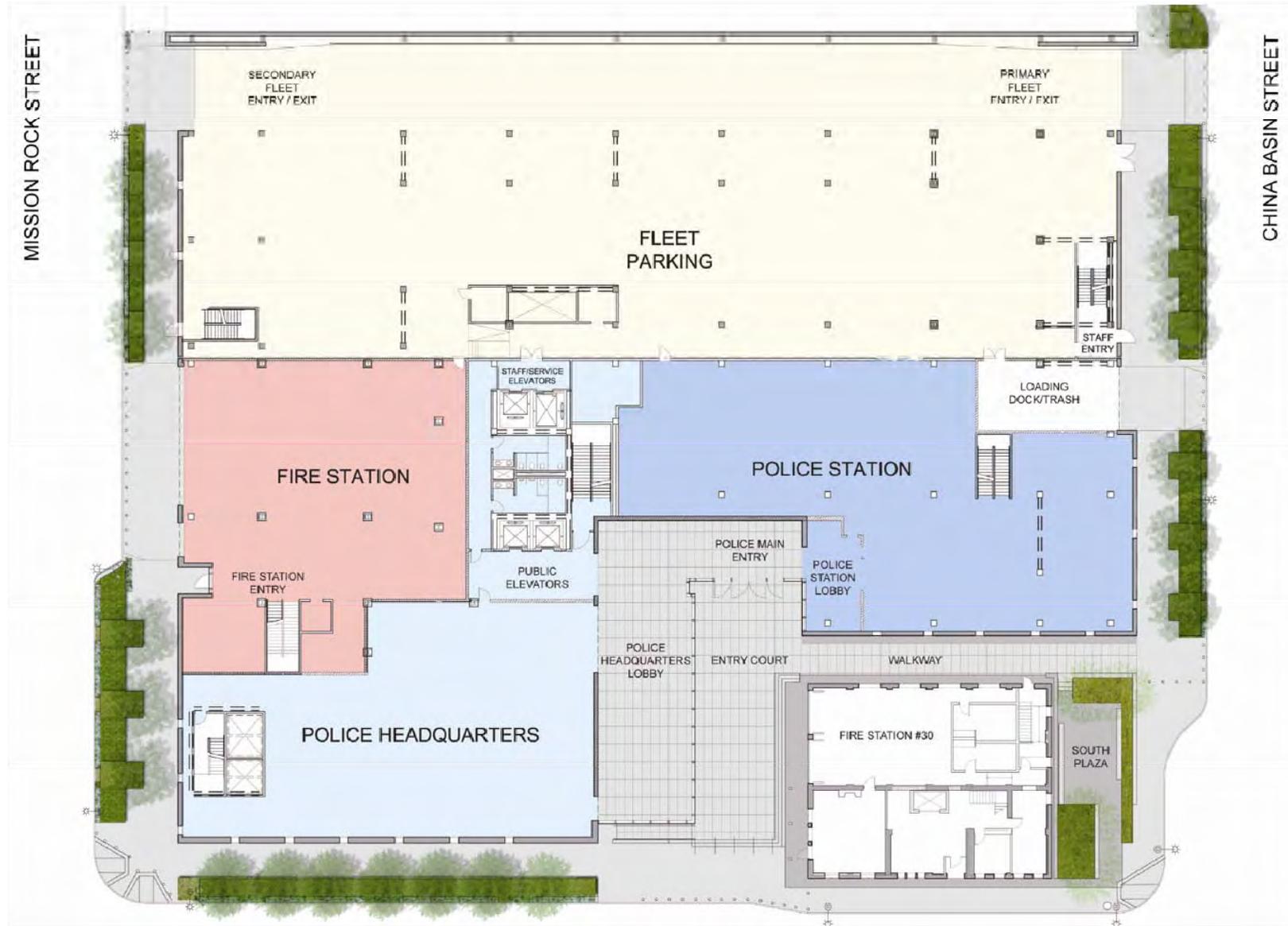
P: 415/356-8581

E: steve.slosek@hok.com



Public Safety Building

SITE PLAN



Public Safety Building



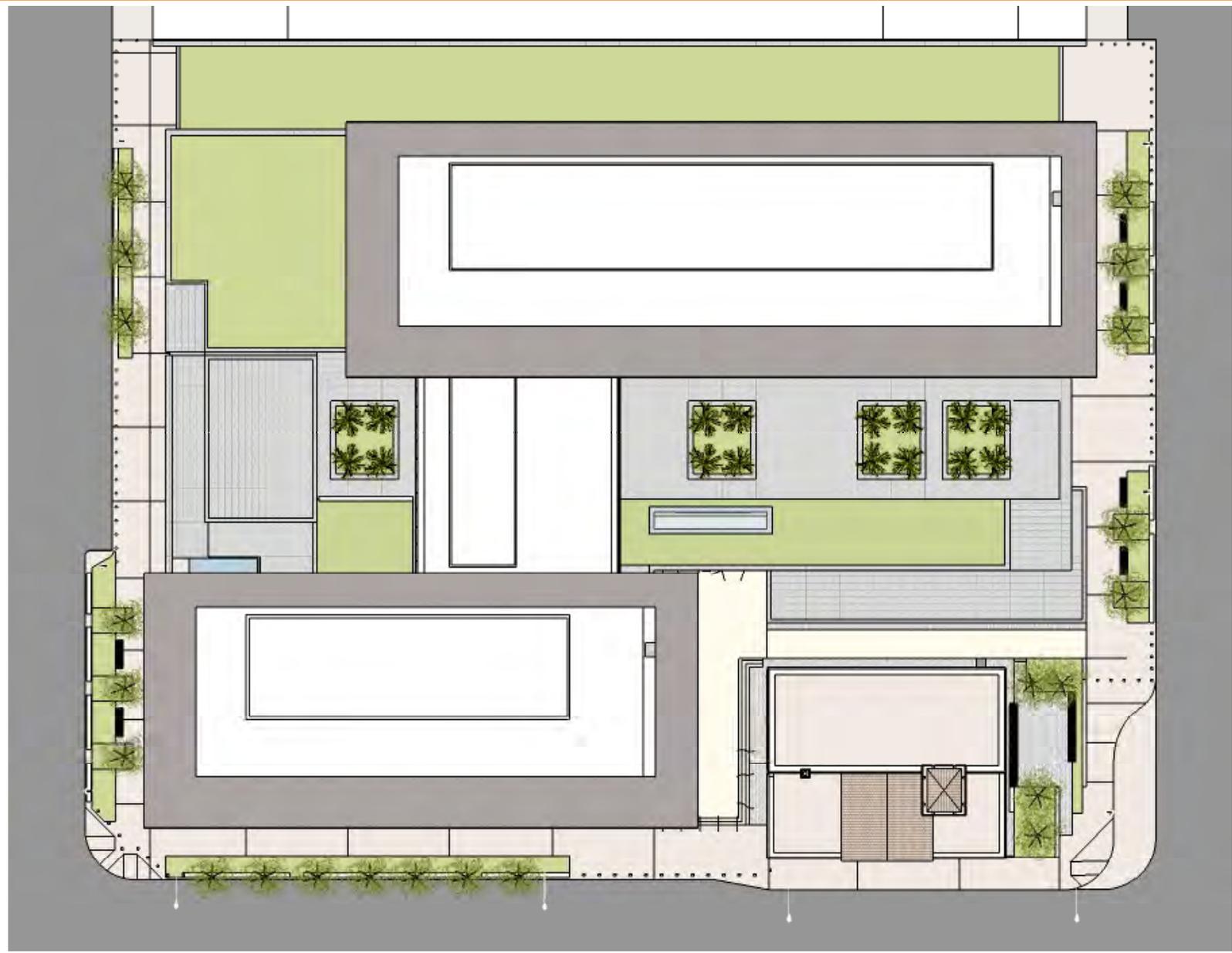
TYPICAL TOWER PLAN (FLOORS 3-6)



Public Safety Building

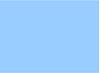


COURTYARD AND ROOF PLAN



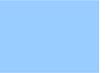
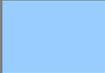
Public Safety Building

MISSION ROCK STREET



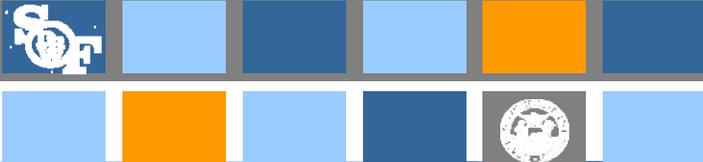
Public Safety Building

THIRD STREET



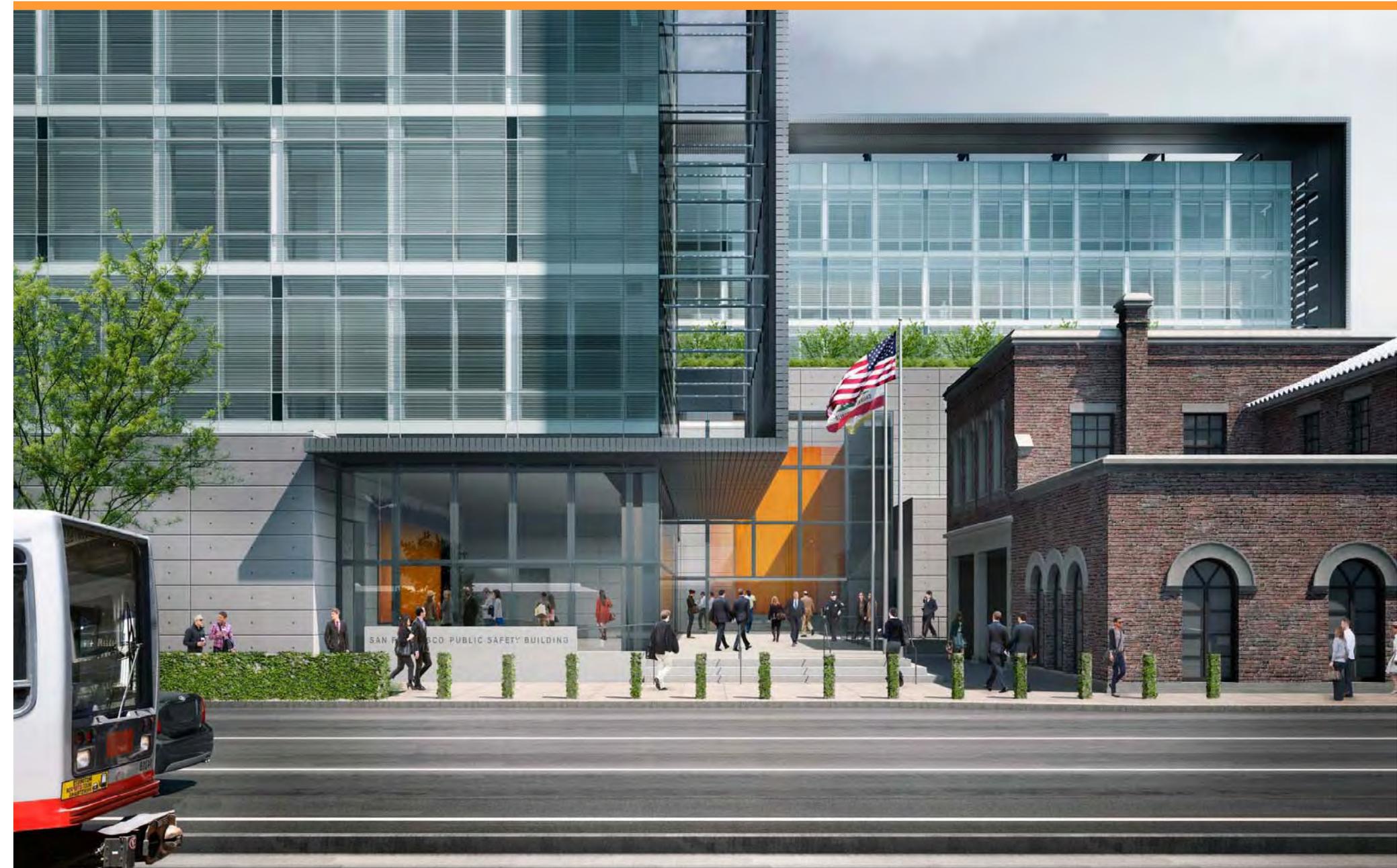
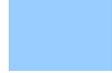
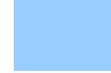
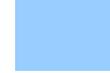
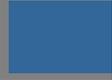
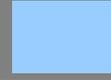
Public Safety Building

CHINA BASIN



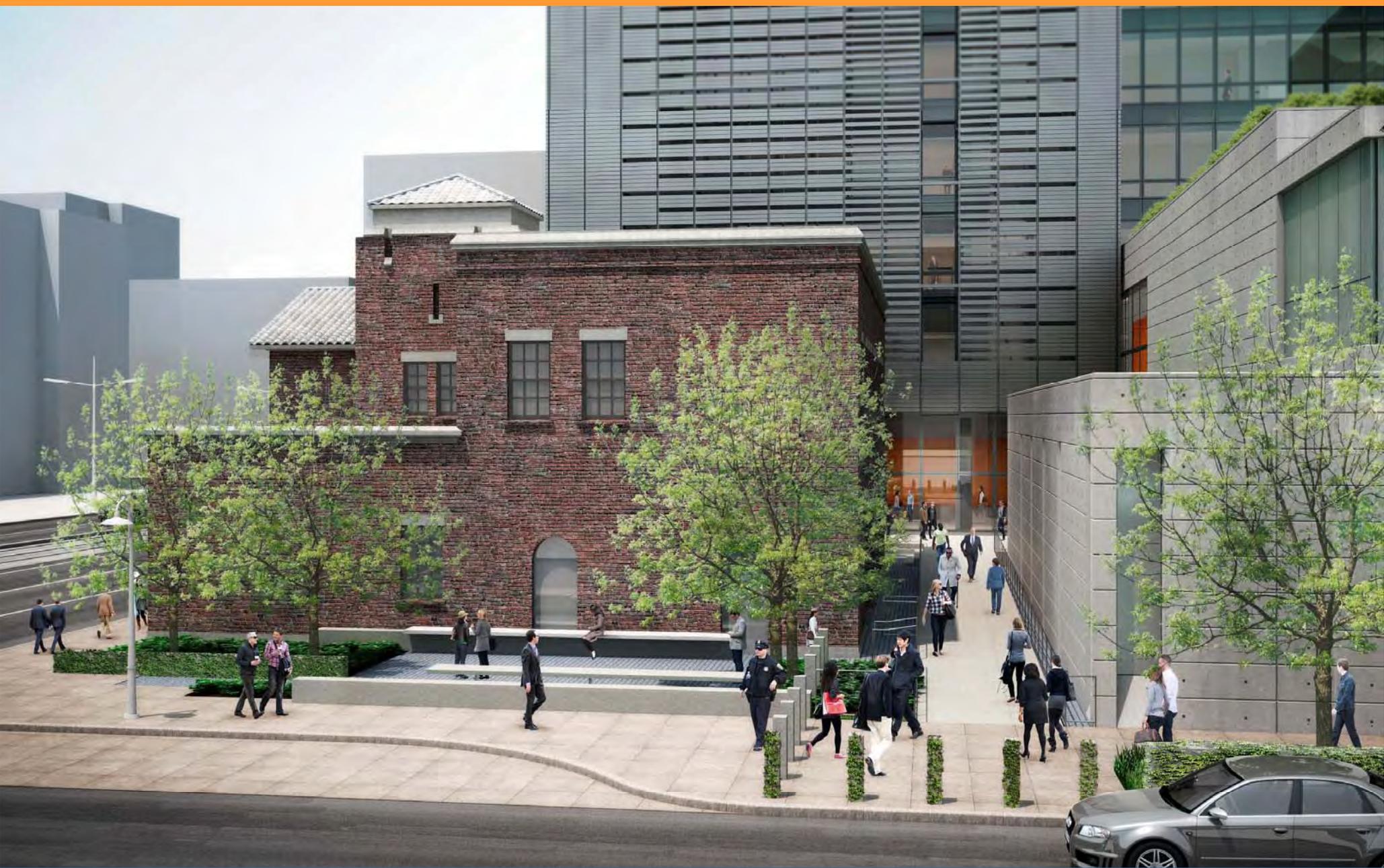
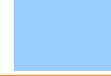
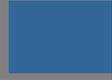
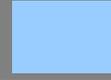
Public Safety Building

PUBLIC ENTRY ON THIRD STREET



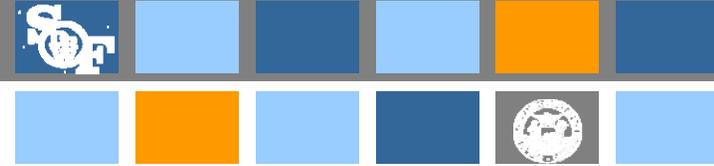
Public Safety Building

SOUTH PLAZA ON CHINA BASIN STREET



Public Safety Building

CHARLES PANKOW BUILDERS, LTD.



Charles Pankow Builders, Ltd. Contact:

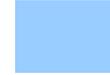
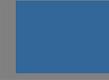
Bret Firebaugh, DBIA, LEED AP - Project Sponsor

P: 510-379-1509

E: bfirebaugh@pankow.com

Pankow

THINKING BEYOND THE BUILDING



Role:

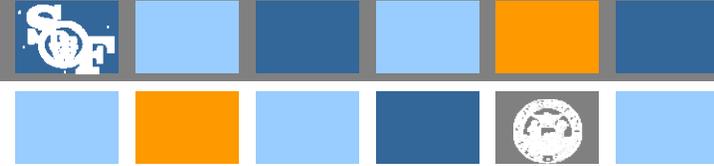
*Selected through a competitive process and awarded contract
September 2009*

Construction Manager

- Constructability
- Prequalification
- Procurement

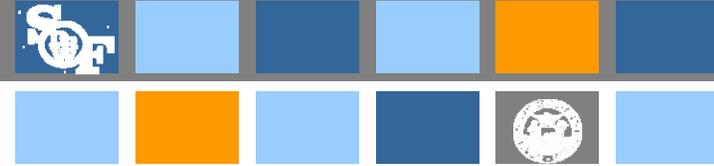
General Contractor

- Construction



Project Schedule





Current

- Design Development Phase completing
- Test pile program under development
- Site investigation and staging development

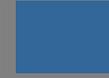
Upcoming

- Vacate and secure site
- Site utility investigation
- Alternative pile testing
- RFQ's for piles, shoring

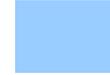
Future

- Trade package bid schedule – by CM/GC

Public Safety Building

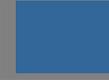


TRADE PACKAGE BID SCHEDULE

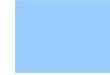


Group #		RFQ Start	RFP Start	Dollar Amount
1	Potholing Fencing	May 2011	May 2011	\$40k
2	Shoring Surveying	May 2011	July 2011	\$2M
3	Alternative Pile Testing Dewatering	June 2011	July 2011	\$100k
4	Curtain Wall/ Glazing Site Security System Construction Trailers	June 2011	July 2011	\$23M
5	Clear & Grub, Excavation Window Washing Equipment Construction Site Signage Site Utilities – Safe Off Temp Electric/ water/ U.G. Electric	July 2011	Sept. 2011	\$4M
6	Fire Sprinkler DB Piles	Oct. 2011	Dec. 2011	\$6M

Public Safety Building

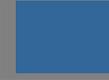


TRADE PACKAGE BID SCHEDULE (CONTINUED)

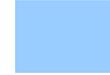


Group #		RFQ Start	RFP Start	Dollar Amount
7	Waterproofing Below Grade MEP Concrete Rebar Structural Steel Manhoist Elevator	Dec. 2011	Jan. 2012	\$29M
8	Fire Proofing Framing / Drywall Misc. Metals/ Stairs Roofing Sheet Metal	Mar. 2012	April 2012	\$13M

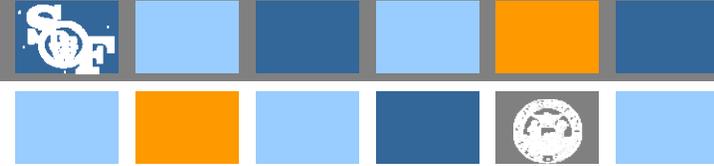
Public Safety Building



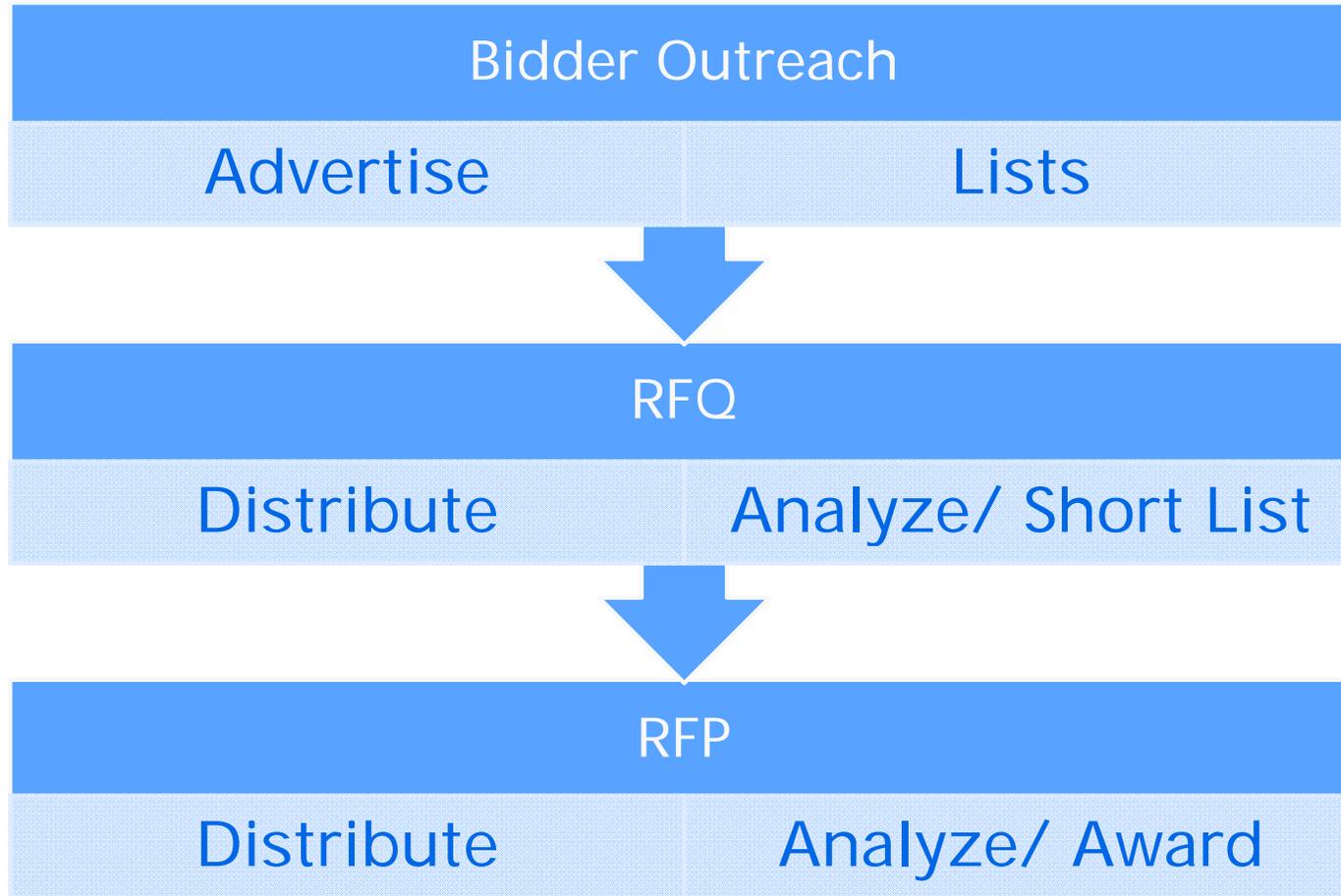
TRADE PACKAGE BID SCHEDULE (CONTINUED)

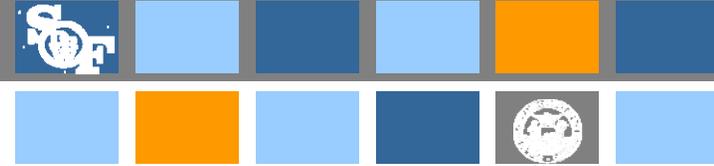


Group #		RFQ Start	RFP Start	Dollar Amount
9	Tile Flooring Millwork DF&H Window Coverings Access Floors Acoustical Ceilings Hardscape Asphalt Paving Painting Final Clean Fire Station #30 MEP Site Barriers Toilet Partitions and Accessories Signage	June 2012	Aug. 2012	\$49M

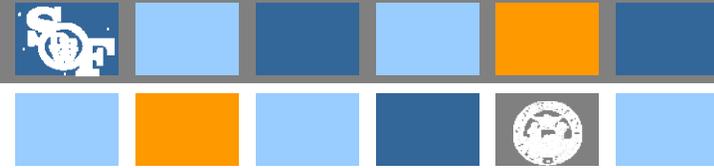


Bidding Process





- Licensing
- Bonding
- Insurance
- Environmental Matters
- Disputes, Arbitration, Litigation & Claims
- Financial Information
- Safety
- Prevailing Wage & Apprentice Compliance
- LBE/ Local Hiring



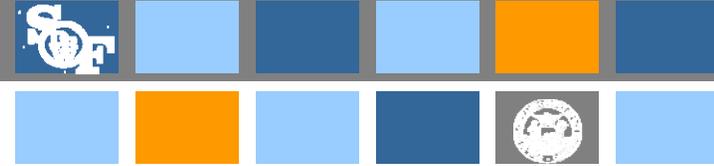
Chapter 14B: Local Business Enterprise and Non-Discrimination Ordinance Requirements

Selormey Dzikunu, Contract Compliance Officer

P: 415/558-4059

E: selormey.dzikunu@sfgov.org

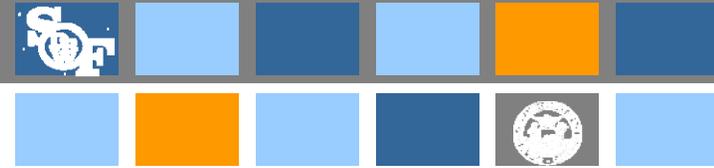




LBE Subcontracting Requirements

- The requirements of Chapter 14B (“LBE Ordinance”) shall apply.
- Prime must comply with Chapter 14B and their implementing Rules and Regulations.
- The Overall LBE Subcontracting goal:
 - 10% of the total value of the entire contract.
 - LBE goal must be met by the cumulative participation by LBEs in the two phases for this project:
 - (1) the Pre-Construction Services phase
 - (2) the Construction Phase.
- Prime will work with HRC on procurement plan to meet/exceed the requisite LBE subcontracting goal.
- Trade Package LBE Subcontractor/Subconsultant Participation Goal

Public Safety Building



OFFICE OF ECONOMIC AND WORKFORCE DEVELOPMENT (OEWD)

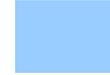
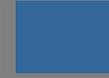
San Francisco Local Hiring Policy for Construction

Ken Nim, Workforce Compliance Officer, CityBuild

P: 415/581-2303

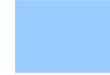
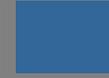
E: ken.nim@sfgov.org

A screenshot of the San Francisco Office of Economic and Workforce Development website. The page features a navigation menu with links for Home, News Center, Contact Us, and eNewsletter Sign-Up. The main content area includes a large banner image of the San Francisco skyline with the text "global inspiration | local innovation". Below the banner is a section titled "office of economic and workforce development" with a description of the office's mission. To the right, there is a "NEWS & EVENTS" section with links to various news items, including "OEWD Summer 2010 Newsletter", "Treasure Island Transfer Agreement Signed", "America's Cup in San Francisco", and "Tax Credits & Incentives". The footer contains links for Contact Us, eNewsletter Sign-Up, and News Center.



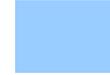
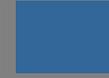
Summary of Local Hiring Policy

- Covering All Construction Public Works or Improvement Projects with Engineer Estimate in excess of \$400k
- Effective for Construction Bids First Advertised on or after March 25, 2011
- Work Hours by Trade Performed by San Francisco residents with 10% from Disadvantaged Workers



Summary of Local Hiring Policy (continued)

- Not Applicable to existing Project Labor Agreements or Projects already Awarded (e.g. PUC Water System Improvement Program projects, SF General Hospital, SFO Project Stabilization Agreement)
- For Federal and State Funded Projects, the rules of the funding source will determine whether a project will include a local hiring component (Federal or State Funding Alone does not rule out this use of Local Hiring)
- Non-Covered Projects: Chapter 6 Departments are to continue to use Document 00820 CITYBUILD/FIRST SOURCE REFERRAL PROGRAM for all construction projects not “covered” by the new San Francisco Local Hiring Policy



Key Definitions

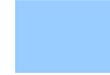
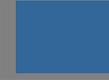
Question: What is the definition of a San Francisco resident?

Answer: A Resident is Defined as someone who is “Domiciled” at least 7 days prior to commence of work as defined by the State Election Code.

Question: What is the definition of a Disadvantaged Worker?

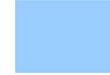
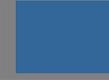
Answer:

- a. A local resident who resides in the census tract in the City with a rate of unemployment in excess of 150% of City Unemployment according to the State’s Employment Department
- b. At commencement of work, the local resident’s household income is less than 80% of Area Median Income derived from the Department of Housing and Urban Development (i.e.: A Family of 4 making below \$90,500 a year)
- c. Barriers to Employment: Homeless, a custodial single parent, receiving public assistance, lacking GED/HS diploma, participating in a Vocational English as second language program, or having a criminal background or involved in a criminal justice system.



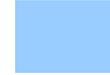
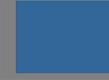
Contractor Responsibilities

1. All contractors on covered projects submit required Forms in order for Awarding Departments to issue Notice to Proceed
2. Attend Preconstruction Meeting with CityBuild.
3. When collecting employment forms and documents, be mindful of the threshold to demonstrate domicile in San Francisco
4. Utilizing CityBuild as Referral Source
5. Record Keeping: All contractors on covered project keep records for 4 years from date of substantial completion. Records include: CPR, daily logs, completed forms. These records are subject to audits by OEWD



Monitoring and Assistance

1. Consistent Website Updates for Questions, Answers, Presentation, and Suggestions
2. Training of New System for Contractors
3. CityBuild Attending Pre-bids and Preconstruction Meetings
4. Timely Automated Reports to Monitor Performance
5. Jobsite Visits
6. Progress Reports listed by Contractor Will be Posted on OEWD Website



Information Resources

OEWD LOCAL HIRE WEBSITE:

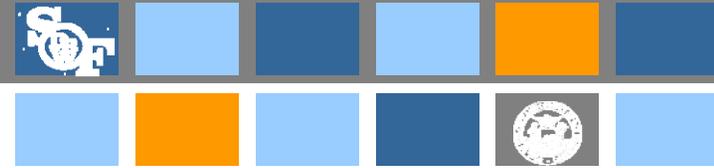
http://www.oewd.org/Workforce_Development-SF_Mandatory_Local_Hire.aspx

LOCAL HIRE HOTLINE: 415-581-2363

EMAIL: Local.Hire.Ordinance@sfgov.org

Ken Nim	415-581-2303	ken.nim@sfgov.org
Ian Fernando	415-581-2301	ian.fernando@sfgov.org
Ronnie Rhoe	415-581-2354	ronnie.rhoe@sfgov.org



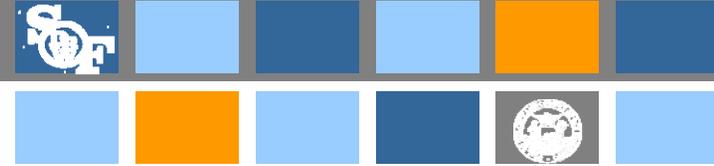


Ardis Graham, Contract Compliance Officer, OLSE

P: 415/554-6272

E: ardis.graham@sfgov.org

A screenshot of the Office of Labor Standards Enforcement (OLSE) website. The page features a navigation bar with links for SFGov, Residents, Business, Government, Visitors, Online Services, and Help. Below the navigation bar is a banner for the City & County of San Francisco Labor Standards Enforcement, including a search bar and the text "General Services Agency". The main content area is titled "Office of Labor Standards Enforcement" and includes a "Our Mission:" section with a photograph of a diverse group of people. The mission text describes the OLSE's role in enforcing labor laws, including the Minimum Compensation Ordinance and Health Care Accountability Ordinance. Below the mission is a section for "About the Manager" listing Donna Levitt as the Division Manager. The page also features a sidebar with links to various resources and a list of "San Francisco Labor Laws - All Employers" including Health Care Security Ordinance, Paid Sick Leave Ordinance, and Minimum Wage Ordinance.



City's Prevailing Wage Requirements Office of Labor Standards Enforcement

- Pay employees the correct prevailing wage rates for each craft, classification and type of work performed
- Comply with the San Francisco Healthcare Security and Paid Sick Leave Ordinances
- Submit certified payroll records and fringe benefit information using the Elation Systems website

Questions? – Contact OLSE!

OLSE Website:

www.sfgov.org/OLSE

Elation Systems Website:

www.elationsys.com

OLSE Telephone:

(415) 554-6235

Public Safety Building

COMMENTS, QUESTIONS & ANSWERS

