



113-0012025-002

Agenda Item **No. 5(b)**
Meeting of October 21, 2025

MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Thor Kaslofsky, Executive Director

SUBJECT: Workshop on the July 2024 – June 2025 Report on OCII Small Business Enterprise and Local Hiring Goals and Practices

EXECUTIVE SUMMARY

The Office of Community Investment and Infrastructure (“OCII”), as Successor Agency to the former Redevelopment Agency of the City and County of San Francisco (“Former Agency”), 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 Agency’s Equal Opportunity Programs (“EOP”) that are similar to, but not the same as, City policies. The EOP policies survived redevelopment dissolution because they were embedded in OCII’s enforceable obligations or contracts approved by the California Department of Finance. They are comprehensive and mirror City ordinances as detailed below.

OCII EOP Policy	Similar City Policy
Small Business Enterprise (“SBE”) Policy (50% goal, First Consideration for Project Area SBEs, for OCII-assisted projects)	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
Construction Workforce (50% local hire goal with First Consideration for Project Area residents, for OCII-assisted projects)	Mandatory Local Construction Hiring Ordinance (30% on publicly funded contracts and private projects on public land)
Prevailing Wage Policy (Labor Standards) (required on OCII-assisted projects)	Prevailing Wage (For public works contracts, i.e., construction-related financed with public assistance)

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The focus of this report is on OCII's SBE and Construction Workforce policies, and their performance on projects under OCII's jurisdiction during the period July 1, 2024 through June 30, 2025 ("FY 24-25"). Specifically, the report centers on Construction Workforce hiring outcomes for projects with active construction, and SBE participation outcomes for projects that entered into contracts during FY-24-25. Under OCII's SBE and Construction Workforce policies, OCII establishes an ambitious good faith 50% goal for SBE participation and local Construction Workforce hiring in contracts that it oversees.

Contractors are required to perform 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. Under the SBE Policy, the ability to meet the 50% goal is dependent in part on (1) the availability of qualified SBEs capable of providing the goods or services required by the contract; and (2) the availability of SBEs who provide price quotes that are reasonable and do not exceed competitive levels.

During FY 24-25, five projects under OCII's jurisdiction were awarded various contracts totaling \$36 million. This marks a completion of phases in FY 2024–25, during which OCII oversaw \$234.1 million in active construction contracting activity. The \$234.1 million was primarily associated with construction contracts for the Transbay Block 2 East and 2 West affordable housing developments which are nearing construction completion. In the current fiscal year, no new construction contracts were in active buyout for OCII-assisted housing or commercial developments. This is attributed to the market cycles and normal phases of real estate development which often span multiple years.

During FY 24-25, OCII focused on construction activity representing significant workforce opportunities on:

1. Hunters Point Shipyard Blocks 52/54
2. Hunters Point Shipyard 56
3. Mission Bay South Block 9A
4. Mission Bay South Parks P19
5. Transbay Block 2 West
6. Transbay Block 2 East
7. Transbay Clementina Street Infrastructure

As of June 30, 2025 in aggregate, there are 46 projects totaling over \$1 billion that are in various stages of development and either active, in closeout, or on hold. Of the approximate \$1 billion dollars in aggregate contracts, approximately \$441 million dollars or 41.2% have been credited to SBEs. (see Attachment A-2) These projects are at various stages of design and construction and include private market rate housing, stand-alone and inclusionary affordable housing, private commercial developments, and public infrastructure improvements.

For reporting purposes, SBE participation includes contract dollars credited through Joint Ventures and association agreements. Under OCII’s SBE Joint Venture program, where an SBE and a non-SBE partner, and the SBE completes at least 35% of the work while receiving a proportional share of the contract dollars, 100% of the contract value counts toward the project’s SBE goal. This Joint Venture policy applies to construction contracts and professional service contracts, and aims to incentivize partnerships between SBE and larger firms to promote SBE participation, foster business growth, and build capacity within the SBE community.

Overall, projects initiated during this reporting period have increased SBE participation for both professional services and construction contracts,¹ as compared to last fiscal year. For professional service contracts, SBE participation reached 86.6% of total awards, which exceeds the 50% goal. Professional services contracts in FY 24-25 represented work on Mission Bay Block 4 East (Phases 1 and 2), two large-scale affordable housing developments in Mission Bay; and a maintenance services contract for Community Facilities District 1.

For construction contracts, SBE participation was at 49.8%, an increase from 45.2% in FY 23-24. Construction contracts in FY 24-25 represented infrastructure work on Mission Bay Pump Station No.3 and Transbay Clementina Street Infrastructure. In total, construction contracts achieved 61.4% SBE Participation. (See Table 1)

Table 1 - July 2024 – June 2025 Summary of Contract Awards and Commitments by Work Type

FY 24-25 Summary	Total Dollars	SBE Dollars (Millions)	SF SBE Dollars (Millions)	SF SBE % of Total	SBE % of Total
Professional Services	\$11,348,015	\$9,823,361	\$9,314,211	82.1%	86.6%
Construction & Supplies	\$24,694,700	\$12,307,706	\$12,307,706	49.8%	49.8%
Total	\$36,042,715	\$22,131,067	\$21,621,917	60.0%	61.4%

During FY 24-25, 591,890 work hours were performed on OCII led developments, of which San Francisco residents worked 136,348 hours, or 23.0 % of total hours worked. A total of 775 San Francisco residents worked on OCII led projects, earning a total of \$8.6 million in wages during this reporting period.

¹ The ability to break out supplier information in construction contracts remains difficult since contractors incorporate supplies into their basic bids. Therefore, contract amounts for construction and supplies are reported together. Staff encourages the utilization of SBE suppliers which helps to increase overall participation.

BACKGROUND

SBE Contracting

In November 2004 and in accordance with State law, the Former Agency adopted the SBE Policy and replaced its Minority and Women Business Enterprise (“W/MBE”) Policy, which provided a preference for San Francisco-based businesses. The SBE Policy establishes a robust good faith 50% SBE participation goal on all OCII-assisted contracts. Pursuant to the SBE policy, OCII and all OCII assisted contractors must use good faith efforts to award at least 50% of contracts to SBEs. The performance standard for the 50% SBE goal is measured by adherence to good faith efforts, as prescribed in OCII’s SBE Policy and as detailed in **Attachment C**.

The objective of the SBE Policy is to provide opportunities for small businesses, particularly San Francisco-based SBEs, so that they may compete for OCII-assisted projects. In keeping with the overall objective of redevelopment, OCII continued the principle of “First Consideration” by offering priority to local SBEs for contracting opportunities. Specifically, pursuant to the SBE Policy, 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 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 encourages proactive measures to engage SBEs. These measures include incentives for engaging SBEs in construction joint ventures and professional service associations (such as associate architects) to foster capacity building among SBEs. OCII’s SBE Policy applies to all OCII-assisted contracts, including agreements for development, ground leases, and loan agreements, among others. OCII’s SBE program is designed to encourage SBE participation by requiring developers, general contractors, and their subcontractors to perform good faith efforts to include SBEs in OCII-assisted contracts or agreements, and any subsequent agreements between the developer and its contractors or consultants.

As part of the SBE Policy, OCII adopted the practice of averaging an SBE’s gross receipts over its immediate prior five years to determine business size for purposes of qualifying as an SBE. To prevent 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”) Micro and Small LBEs Program.² To qualify as a SBE in an industry, a firm’s gross receipts (averaged over five years) must not exceed the following thresholds for the respective classifications:

²The 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.

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

Since dissolution of the Former Agency in 2012, OCII has overseen the award of nearly \$6 billion in contracts with nearly \$2 billion or 32.3% credited to SBEs.³ Of this amount approximately \$1.1 billion has been credited to San Francisco-based SBEs representing 18.3% of contract awards. M/WBEs have also participated in a significant manner with slightly over \$1 billion in contracts or 17.3% of all awards, reflecting the ethnic and gender diversity of the region.

OCII staff work closely with developers and contractors in their contracting efforts, as summarized below:

- 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 to maximize unbundling opportunities; recommends specific scopes for unbundling.
- Attends pre-bid and pre-solicitation meetings; and attends interviews, as applicable.
- 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.
- Assesses whether a contractor's efforts were appropriate, sufficient, and of the quality, quantity, and intensity that should reasonably be expected to determine whether good faith efforts have been made.
- Assesses whether negotiations were conducted in good faith, such as offering opportunities for a partial scope and not rejecting outright a bid for partial work.

³ OCII will recognize JVs and Associations between non-SBE firms and SBE firms where the SBE partner performs at least 35% of the work defined in the JV or Association agreement and receives at least 35% (or a proportionate share, whichever is higher) of the dollars to be earned by the JV or Association. Under this arrangement, OCII will deem the JV or Association to be an SBE for the purposes of meeting the SBE goal. (see also OCII SBE Policy, section III(e))

- Meets with local small business affinity groups representing the SBE/LBE and Project Area community and small business support organizations to understand the concerns and needs of the local small business contracting community and inform best practices.

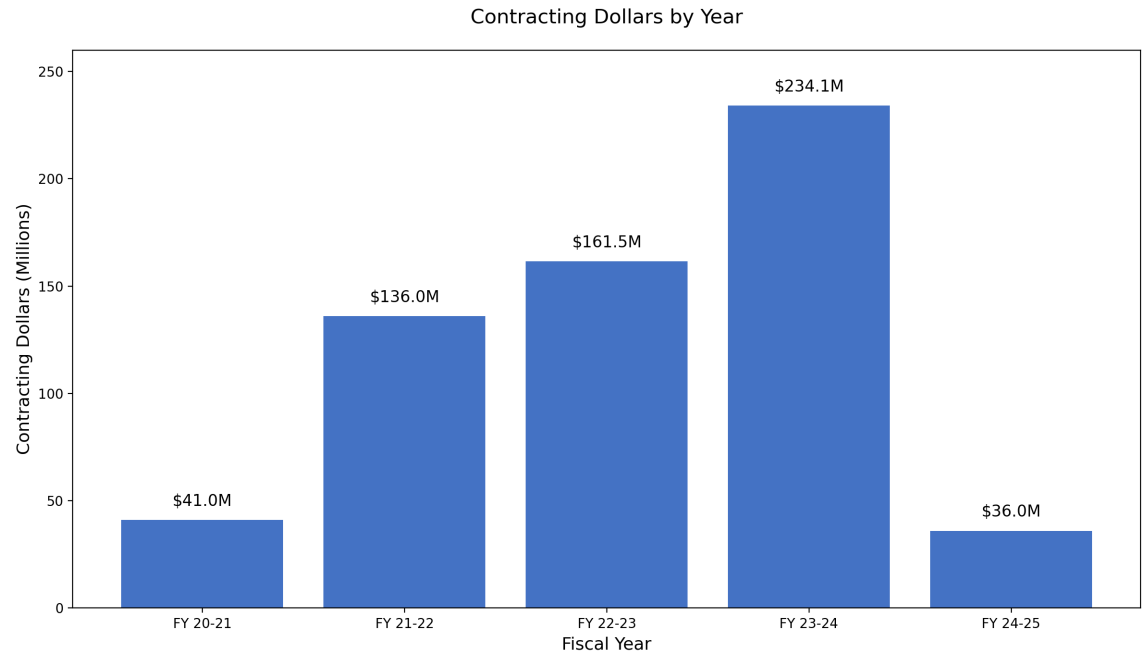
Pursuant to the SBE Policy, OCII encourages developers and contractors to increase opportunities for SBEs through individual scopes of work and/or joint venture or association arrangements in furtherance of the 50% SBE goal. For this report, OCII staff looked at projects and contracts that were reviewed and approved by the Commission or awarded by developers and their contractors during FY 24-25.

Construction Contracts: During this reporting period, two infrastructure projects Mission Bay Stormwater Pump Station No.3 and Transbay Clementina Street Infrastructure, awarded construction contracts totaling \$24.7 million. Professional Service Contracts: During this reporting period, Mission Bay Block 4 East, a two-phase affordable housing development comprising of 165 units for Phase 1, and 233 units for Phase 2; and maintenance services for Community Facilities District 1, were awarded professional services contracts, totaling \$11.3 million.

The San Francisco construction and development sector continues to recover from the impact of the COVID-19 pandemic. Contracting activities, for example, declined precipitously during the pandemic, and the slowdown in contracting was particularly detrimental to small businesses. From FY 20-21 to FY 24-25, OCII experienced a steady recovery in contracting activity. However, in FY 24-25 contracting activity declined for the first time since FY 20-21. This decrease can be attributed to the fact that no large-scale construction projects began during FY 24-25. Staff anticipates contracting activity for FY 25-26 to increase due to the bid schedule for Mission Bay Block 4 East which is a high rise affordable housing project. Contracting trends for the last five fiscal years are articulated in more detail below and in Chart 1:

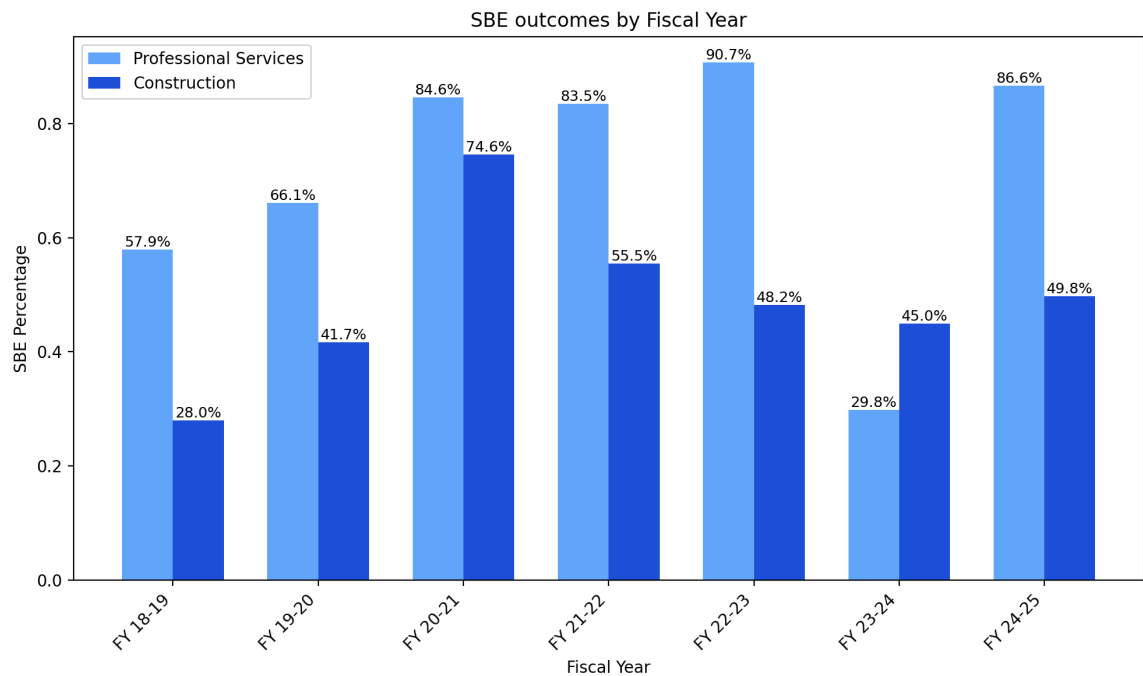
- In **FY 20-21** (July 1, 2020 through June 30, 2021), with the impact of the pandemic beginning in March 2020, total contracts awarded fell to \$41 million, representing a decline of 55%.
- In **FY21-22** (July 1, 2021 through June 30, 2022), contracting activity began to recover and OCII awards increased to \$136 million, representing an increase of \$95 million over the prior year.
- In **FY 22-23** (July 1, 2022 through June 30, 2023), contracts increased to \$161.5 million, an increase of approximately \$25.5 million over the prior year.
- In **FY 23-24** (July 1, 2023 through June 30, 2024), contracting activity increased again to approximately \$234.1 million, an increase of approximately \$72.6 million over the prior year.
- In **FY 24-25** (July 1, 2024 through June 30, 2025), contracting activity decreased to approximately \$36 million, a decrease of approximately \$198 million

Chart 1 – OCII Contract Awards for FY 20-21 through FY 24-25



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 FY 18-19 through FY 24-25



Looking ahead, OCII has several affordable housing developments in the pipeline including Mission Bay 4 East which is expected to start construction in early 2027, and Transbay Block 4 West, which will likely seek qualifications from design consultants in early 2026. As contracting opportunities fluctuate, OCII and its development partners continue to make efforts to provide opportunities for small business contracting.

Minority and Women Businesses⁴

While OCII does not have M/WBE goals, OCII encourages developers to report voluntarily on its efforts to include diverse small business participation. See the breakdown and Table 2 below:

- In FY 20-21, over 59% of contracts (or \$24 million) were awarded to M/WBEs.
- In FY 22-23, 38.6% of contracts or \$62.4 million were credited to M/WBEs.
- In FY 23-24 \$77.2 million, or 33.0% of contracts or were credited to M/WBEs.

In FY 24-25, approximately 40.9% of contracts were awarded to M/WBEs. OCII staff will continue to devote time, attention, and resources to ensure equal opportunities in contracting.

Table 2 – Awards and Commitments by Self-Reported Minority and Gender Status

FY 24-25 Summary	Total Contract FY 24-25	MBE	W/MBE	WBE	Total M/WBE	MBE %	WMBE %	WBE %	Total M/WBE %
Professional Services	\$11,348,015	\$4,476,920	\$408,393	\$1,795,123	\$6,680,436	39.5%	3.6%	15.8%	58.9%
Construction & Supplies	\$24,694,700	\$7,678,438	\$0	\$373,100	\$8,051,538	31.1%	0%	1.5%	32.6%
Total	\$36,042,715	\$12,155,358	\$408,393	\$2,168,223	\$14,731,974	33.7%	1.1%	6.0%	40.9%

Please refer to **Attachments A-1 and A-2** for individual project details for FY 24-25 and a cumulated total, respectively.

Construction Workforce

When OCII enters into development agreements, it requires that the developers and their contractors comply with a good faith Construction Workforce hiring goal of 50%, with first consideration for Project Area residents, and requires contractors to adhere to State Prevailing Wage requirements. Since 2012, over 57,458 workers have performed over 19.4 million construction hours on OCII-administered

⁴ Notably, the available information on gender and/or ethnicity is incomplete self-reported and unverified and therefore may be partially unreliable. In addition, the ethnic and gender data are presented for firms where such data is publicly available and has 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. 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 City's General Services Agency's Contract Monitoring Division and several publicly available databases including:

- California Unified Certification Program database of DBEs (disadvantaged business enterprises)
- California Public Utilities Commission Supplier Clearinghouse of W/MBEs (women and minority owned firms)
- U.S. General Services Administration (GSA) System for Award Management (SAM.gov)
- U.S. Small Business Administration (SBA) Dynamic Small Business Search database (http://dsbs.sba.gov/dsbs/search/dsp_dsbs.cfm)

projects. San Francisco residents performed over 3.9 million hours or 20.2% of the total, garnering \$171.5 million in wages.

OEWD Services

OCII utilizes the CityBuild division of the City and County of San Francisco's Office of Economic and Workforce Development ("OEWD") to work with resident workers on training, referrals, and placements; and with general contractors and subcontractors on worker needs, requests for workers, referrals, and day-to-day construction workforce compliance services. In addition, OCII staff meets regularly with CityBuild to discuss and assess progress of OCII's projects in applying the Construction Workforce Policy's good faith efforts towards the 50% hiring goal, with first consideration to Project Area residents and then to San Francisco residents.

OCII and OEWD monitor construction workforce hiring through the 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 on OCII projects. The system also tracks employee information such as residence and, in most cases, ethnic and gender data (as voluntarily provided by the employer). A detailed list of the measures that OCII and CityBuild utilize are in Attachment D.

During FY 24-25, 4,173 workers performed over 591,890 work hours on OCII projects with active construction, of which 136,348 hours (or 23.0% of the total) were earned by San Francisco residents for a total of \$8.6 million in wages. This is a decrease from last fiscal year, where San Francisco workers represented 26.1% of workers. In FY 24-25, 775 San Francisco residents worked on OCII projects, an increase of 151 workers from the previous fiscal year. (See table 3)

Table 3 – Construction Workforce Comparison FY 20-21 through FY 23-24

	FY 24-25	FY 23-24	FY 22-23	FY 21-22
Local Hours	136,348	158,587	62,987	60,415
Total Hours	591,890	606,713	274,883	232,761
SF % of Total Hours	23.0%	26.1%	22.9%	26.0%

Local Hiring Trends

This reduction in construction hiring is consistent with the projects awarded by the City as reported in OEWD's 2025 Local Hiring Policy Annual Report:

(https://media.api.sf.gov/documents/2025_Local_Hiring_Policy_Annual_Report_published_04.01.25.pdf).

The 2025 Local Hiring Policy Annual Report, which analyzes data from all work hours reported on City-awarded projects in calendar year 2024, found a decrease in total work hours (from 4.2 million to 3.9 million hours) and local work hours (from 33% overall to 30% overall). The total local apprentice hours also saw a decrease from 285,000 (49% of total apprentice hours) to 256,000 (45%) hours.

This trend can be attributed to several factors including the slowdown of construction work around the City. One pattern that has been seen on all types of projects over the years, is that as total hours drop, local participation decreases. This is partly due to companies choosing to keep their core workers employed as opposed to hiring new local workers when work is limited. As work slows down, or when projects come to an end, new employees will be laid off first. This results in a decrease of apprentice hours, as well as overall local hours.

In addition, workers sometimes leave San Francisco for a variety of reasons. Although the same workers continue working on projects in the City, the share of local hours remain stagnant year over year – even as programs such as CityBuild Academy continue to train and bolster the local pipeline of workers.

Looking ahead, the City is anticipating a slow but steady recovery within the construction industry. Although major private developments continue to stall, City agencies such as the San Francisco International Airport and the City and County of San Francisco Public Utilities Commission are moving forward with their multi-billion-dollar capital plans, creating opportunities for contractors and local workers.

Worker Pipeline and CityBuild Academy

One of the greatest challenges for the construction industry in the last decade has been creating a pipeline of local workers to meet the demands of the work. CityBuild continues to address this need through its CityBuild Academy pre-apprentice training program by providing hands on training to two cohorts each year, including graduating 76 new apprentices in FY 24-25. OCII and Citybuild work collaboratively to place local workers on OCII projects, including CityBuild graduates in apprenticeship opportunities in furtherance of local hiring goals.

In August of 2024, CityBuild Academy kicked off Cycle 41 with 43 new training enrollees. After 12 weeks of hands-on training, 39 participants completed the program and were eager to start their construction career. Historically, the Academy achieves an 80% placement rate at graduation, but early placement figures reflected only a 50% placement rate on graduation day. While this dip in early placements was attributable to the slow pick up in local construction activity, 81.5% of graduates were placed within a few months. This not only highlights the resilience and quality of the training program but also demonstrates the effectiveness of strong employer partnerships.

Cycle 42 started in January 2025 with 39 trainees. After 12 weeks of intensive hands-on instruction and job readiness preparation, 37 participants successfully graduated in April and 31 workers have already been placed in their first union construction jobs across various trade crafts. In FY 24-25, there were 92 workers placed on OCII projects including HPSY Block 52/54 and Block 56 and Transbay Blocks 2 East and West. Of the total placement, 32 were graduates of the CityBuild Academy.

OCII Trainee Program

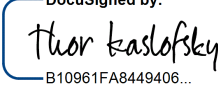
OCII also administers an Architecture and Engineering Trainee Hiring Program (“Trainee Program”) pursuant to OCII’s SBE Policy. The Trainee Program was established in partnership with OEWD and provides San Francisco college students studying architecture, engineering and construction management with professional training opportunities with consultants working on various affordable housing projects including Mission Bay Block 4 East and Transbay Blocks 2 East and West. As a long-standing partner, OEWD worked with OCII to establish the program in 2016, and helped to deepen relationships with stakeholders, as well as facilitate programmatic funding streams. OEWD supports the Trainee Program through the Mayor’s Opportunities for All program platform which provides internship opportunities for San Francisco youth (OCII’s does not restrict age).

During FY 24-25, the Contract Compliance Division implemented the tenth cycle of the Trainee Program in collaboration with Japanese Youth Community Center (“JCYC”). As part of this tenth program cycle, JCYC facilitated the placements of ten local college students in summer internships, including seven architectural interns, one engineering intern, and construction management intern. In addition to facilitating placements and operations during the summer sessions, JCYC acts as a third-party employer for participating students, taking on a human resource function as a liaison between students and employers and providing support services for students, including professional development trainings.

The Trainee Program’s professional development component includes weekly workshops on a range of topics that provide a comprehensive approach to career growth. For the 2025 Program Cycle, workshop topics included Finances; Resume and Portfolio Review; Professional Vocabulary & Public Speaking; Community, Advocacy, and Inclusiveness; and Mental Health/Mindfulness. Seminars are facilitated by program staff and guest speakers, including sponsoring employers and industry stakeholders. By engaging the local design community in the professional development component, the Trainee Program expands opportunities for guidance and mentorship beyond employment. In addition to participating in workshops, during summer 2025, interns also attended a series of site visits including an engineer’s tour of the Chase Center; a tour of Transbay Block 2 West, which is under active construction; and a tour of Mission Bay Block 9A, an affordable for sale development located at 400 China Basin. At the capstone graduation for the program, students often mentioned they enjoyed working on Transbay Block 2 East and West as well as other projects in the consultants’ portfolio throughout San Francisco.

Since the Trainee Program's inception in 2016, the program has placed 96 students at 44 firms representing a crucial pipeline for San Franciscans seeking careers in the design field. This summer one former intern joined the program staff as a fellow, contributing valuable work and insight to support the program's operations. Additionally, Trainee Program staff at OCII and JCYC regularly engage with stakeholders at City College and San Francisco State University to strengthen the student pipeline. Through thoughtful efforts, collaborative partnerships, and strong stakeholder relationships, the Trainee Program is steadily creating a pathway for the next generation of design professionals.

(Originated by George Bridges, Contract Compliance Supervisor, Maria Pecot, Contract Compliance Specialist III and Julia Hernandez, Contract Compliance Specialist II)

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Thor Kaslofsky
Executive Director

- Attachment A-1: FY 24-25 SBE Dollars by Project Summary Report
- Attachment A-2: Accumulated SBE Dollars by Project Summary Report
- Attachment B-1: FY 24-25 Work Force Summary Report
- Attachment C: Good Faith Efforts (SBE Policy)
- Attachment D: Workforce Compliance Measures

Annual OCII SBE Dollars by Project Summary										(Contracts awarded between 7/1/24 through 6/30/25)					ATTACHMENT A-1				
Project Area Project										Figures are based on SBE Credits					SBE Participation				
										SBE Goal Credit		SF-SBE	Informational Purposes Only						
Project Type	Housing Type	Sponsor	General Contractor	Units Total Affordable		Status	Completion Date	Amount	SBE Goal Credit	SF-SBE	MBE	WMBE	WBE						
Project Status: In Construction																			
Mission Bay																			
Mission Bay Stormwater Pump Station 3 (Construction)		Infrastructure	n/a	MBDG	JMB Construction	In Construction	2027	20,983,749	10,440,286 49.8%	10,440,286 49.8%	4,055,077 19.3%	0 0.0%	373,100 1.8%	10,440,286 49.8%					
Subtotal								20,983,749	10,440,286 49.8%	10,440,286 49.8%	4,055,077 19.3%	0 0.0%	373,100 1.8%	10,440,286 49.8%					
Summary for Project Area = Mission Bay								20,983,749	10,440,286 49.8%	10,440,286 49.8%	4,055,077 19.3%	0 0.0%	373,100 1.8%	10,440,286 49.8%					
Transbay																			
TB Block 3 Phase 1 (Construction)		Miscellaneous	n/a	OCII	NTK Construction	In Construction	2028	3,710,951	1,867,420 50.3%	1,867,420 50.3%	3,623,361 97.6%	0 0.0%	0 0.0%	1,867,420 50.3%					
Subtotal								3,710,951	1,867,420 50.3%	1,867,420 50.3%	3,623,361 97.6%	0 0.0%	0 0.0%	1,867,420 50.3%					
Summary for Project Area = Transbay								3,710,951	1,867,420 50.3%	1,867,420 50.3%	3,623,361 97.6%	0 0.0%	0 0.0%	1,867,420 50.3%					
TOTAL FOR IN CONSTRUCTION PROJECTS								24,694,700	12,307,706 49.8%	12,307,706 49.8%	7,678,438 31.1%	0 0.0%	373,100 1.5%	12,307,706 49.8%					
Project Status: In Design																			
Mission Bay																			
MB 4E Phase 1 Professional Services (Professional Design)		Affordable Housing	Rental - Low Income	Curtis Development	Swinerton Rubecon JV	233	233	In Design	2029	4,543,898	3,791,098 83.4%	3,504,173 77.1%	2,050,180 45.1%	90,000 2.0%	141,542 3.1%	3,489,933 76.8%			
MB 4E Phase 2 Professional Services (Professional Design)		Affordable Housing	Rental - Very Low Income Senior	Curtis Development	Swinerton Rubecon JV	233	233	In Design	2029	4,980,965	4,209,111 84.5%	3,986,886 80.0%	2,426,740 48.7%	162,500 3.3%	36,395 0.7%	3,796,627 76.2%			
Subtotal								9,524,863	8,000,209 84.0%	7,491,059 78.6%	4,476,920 47.0%	252,500 2.7%	177,937 1.9%	7,286,560 76.5%					
Summary for Project Area = Mission Bay								9,524,863	8,000,209 84.0%	7,491,059 78.6%	4,476,920 47.0%	252,500 2.7%	177,937 1.9%	7,286,560 76.5%					
Rincon Point South Beach																			
CFD 1 Facilities Maintenance (Professional Design)		Miscellaneous	n/a	OCII	Korotkin	In Design	2028	1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%					
Subtotal								1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%					
Summary for Project Area = Rincon Point South Beach								1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%					
TOTAL FOR IN DESIGN PROJECTS								11,348,015	9,823,361 86.6%	9,314,211 82.1%	4,476,920 39.5%	408,393 3.6%	1,795,123 15.8%	9,109,712 80.3%					

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				
*SBE credit granted prior to firm graduating from size standard.																
Professional Consulting Sub-total									11,348,015	9,823,361 86.6%	9,314,211 82.1%	4,476,920 39.5%	408,393 3.6%	1,795,123 15.8%	9,109,712 80.3%	
Construction Sub-total									24,694,700	12,307,706 49.8%	12,307,706 49.8%	7,678,438 31.1%	0 0.0%	373,100 1.5%	12,307,706 49.8%	
GRAND TOTAL (subject to rounding differences)										36,042,715	22,131,067 61.4%	21,621,917 60.0%	12,155,358 33.7%	408,393 1.1%	2,168,223 6.0%	21,417,418 59.4%

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		Status	Completion Date	Amount	Figures are based on SBE Credits					SBE Participation	
					Total	Affordable				SBE Goal	Credit	SF-SBE	Informational Purposes Only			
Project Status: In Closeout																
Hunters Point Shipyard/ Candlestick Point																
Block 56 Design (Professional Consulting)	Affordable Housing	Rental - Low Income	Mercy Housing California and San Francisco Housing Development Corporation	Baines/Nibbi, JV	73	72	In Closeout	2025	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 Phase I -Block 56 (Construction and supplies)	Affordable Housing	Rental - Low Income	Mercy Housing California	Baines/Nibbi JV	73	72	In Closeout	2025	52,307,457	22,896,692 43.8%	14,801,933 28.3%	11,086,102 21.2%	2,316,621 4.4%	241,932 0.5%	15,319,180 29.3%	
Subtotal									55,088,993	25,648,728 46.6%	17,340,969 31.5%	11,658,572 21.2%	2,525,871 4.6%	1,556,398 2.8%	16,944,836 30.8%	
HPSY Phase I: Block 52 (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Lennar	Lennar	77	9	In Closeout	2024	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 Closeout	2024	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%	
HPSY Phase I: Blocks 52 and 54 (Professional Consulting)	Affordable Housing	Rental - Very Low Income	The Jonathan Rose Companies and Bayview Hunters Point Multipurpose Senior Services	Baines/Nibbi, JV	112	111	In Closeout	2025	3,006,893	2,668,140 88.7%	2,395,140 79.7%	195,000 6.5%	0 0.0%	2,060,240 68.5%	1,379,775 45.9%	
HPSY Phase I: Blocks 52 and 54 (Construction and supplies)	Affordable Housing	Rental - Very Low Income	The Jonathan Rose Companies and Bayview Hunters Point Multipurpose Senior Services	Baines/Nibbi, JV	112	111	In Closeout	2025	99,847,783	51,686,148 51.8%	43,833,520 43.9%	41,792,795 41.9%	504,389 0.5%	355,000 0.4%	29,452,110 29.5%	
Subtotal									102,854,676	54,354,288 52.8%	46,228,660 44.9%	41,987,795 40.8%	504,389 0.5%	2,415,240 2.3%	30,831,885 30.0%	
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point									192,230,931	104,035,818 54.1%	83,871,705 43.6%	68,254,774 35.5%	4,997,690 2.6%	7,726,847 4.0%	68,120,955 35.4%	
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 Closeout	2025	4,649,590	3,564,540 76.7%	1,589,400 34.2%	828,100 17.8%	175,100 3.8%	64,400 1.4%	1,844,000 39.7%	
Mission Bay South Block 9A (Construction) (Construction)	Affordable Housing	Homeownership	Curtis Development, Michael Simmons Property	Baines/Nibbi, JV	148	148	In Closeout	2025	95,196,600	40,741,769 42.8%	32,060,518 33.7%	28,975,092 30.4%	1,551,183 1.6%	1,591,877 1.7%	23,372,007 24.6%	
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	2022	7,434,751	5,856,239 78.8%	5,541,451 74.5%	0 0.0%	746,000 10.0%	0 0.0%	5,856,239 78.8%	

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				
Subtotal											107,280,941	50,162,548 46.8%	39,191,369 36.5%	29,803,192 27.8%	2,472,283 2.3%	1,656,277 1.5%	31,072,246 29.0%
Mission Bay South Bayfront Park P22 (Professional Consulting)		Infrastructure	n/a	Mission Bay Development Group	Hoseley	n/a	n/a	In Closeout	2025	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 Closeout	2024	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%	
1450 Owens (Construction and supplies)		Commercial Office Building	n/a	ARE	Truebeck Construction	-	-	In Closeout	2024	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%
Summary for Project Area = Mission Bay											225,879,534	70,500,560 31.2%	48,722,624 21.6%	36,329,469 16.1%	3,895,247 1.7%	1,732,091 0.8%	45,640,090 20.2%

Transbay

Transbay Block 1 (Professional Consulting)	Market Rate/Affordable/Inclusion ary Housing	Condominiums	Tishman Speyer	Lendlease	392	156	In Closeout	2024	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/Inclusion ary Housing	Condominiums	Tishman Speyer	Lendlease	392	156	In Closeout	2022	247,289,871	43,197,556 17.5%	16,985,353 6.9%	26,419,870 10.7%	1,042,080 0.4%	4,372,939 1.8%	43,197,556 17.5%
Subtotal									252,350,703	47,712,696 18.9%	21,347,246 8.5%	26,633,428 10.6%	3,913,820 1.6%	4,623,199 1.8%	45,665,335 18.1%
Summary for Project Area = Transbay									252,350,703	47,712,696 18.9%	21,347,246 8.5%	26,633,428 10.6%	3,913,820 1.6%	4,623,199 1.8%	45,665,335 18.1%
TOTAL FOR IN CLOSEOUT PROJECTS									670,461,167	222,249,074 33.1%	153,941,575 23.0%	131,217,671 19.6%	12,806,757 1.9%	14,082,137 2.1%	159,426,379 23.8%

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%	1,361,642 11.1%	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%	1,644,195 12.3%	1,109,345 8.3%	223,303 1.7%	0 0.0%	5,998,100 44.9%
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point									13,371,285	6,076,425 45.4%	1,644,195 12.3%	1,109,345 8.3%	223,303 1.7%	0 0.0%	5,998,100 44.9%

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	2025	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%
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Project Area Project										Figures are based on SBE Credits					SBE Participation
										SBE Goal Credit		SF-SBE	Informational Purposes Only		
Project Type		Housing Type	Sponsor	General Contractor	Units Total Affordable		Status	Completion Date	Amount	MBE	WMBE	WBE			
Mission Bay Stormwater Pump Station 3 (Construction)		Infrastructure	n/a	MBDG	JMB Construction		In Construction	2027	20,983,749	10,440,286 49.8%	10,440,286 49.8%	4,055,077 19.3%	0 0.0%	373,100 1.8%	10,440,286 49.8%

Subtotal									41,683,748	27,958,439 67.1%	24,636,262 59.1%	5,187,734 12.4%	0 0.0%	448,100 1.1%	27,958,439 67.1%
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Summary for Project Area = Mission Bay									41,683,748	27,958,439 67.1%	24,636,262 59.1%	5,187,734 12.4%	0 0.0%	448,100 1.1%	27,958,439 67.1%
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Transbay

Transbay Block 2 East (Professional Design)	Stand Alone Affordable Housing	Rental - Low Income	Mercy Housing	Swinerton/Rubec on JV	184	184	In Construction	2026	4,285,302	3,965,452 92.5%	3,731,952 87.1%	1,664,843 38.9%	1,656,250 38.6%	228,219 5.3%	3,558,802 83.0%
Transbay Block 2 West (Professional Design)	Stand Alone Affordable Housing	Rental - Very Low Income Senior	Chinatown Community Development Corp.	Swinerton/Rubec on JV	151	151	In Construction	2026	3,800,079	3,376,429 88.9%	3,236,079 85.2%	392,693 10.3%	108,205 2.8%	2,598,241 68.4%	865,729 22.8%
Transbay Block 2 East: Construction (Construction and supplies)	Affordable Housing	Rental - Low Income	Mercy Housing	Swinerton / Rubecon JV	184	184	In Construction	2026	140,197,183	54,763,416 39.1%	52,021,326 37.1%	36,917,706 26.3%	643,634 0.5%	2,754,806 2.0%	31,344,958 22.4%
Transbay Block 2W: Construction (Construction and supplies)	Stand Alone Affordable Housing	Rental - Very Low Income Senior	Chinatown Community Development Center	Swinerton / Rubencon JV	151	151	In Construction	2026	93,436,732	50,435,672 54.0%	46,867,479 50.2%	22,255,451 23.8%	1,871,363 2.0%	12,676,807 13.6%	38,006,670 40.7%
TB Block 3 Phase 1 (Construction)	Miscellaneous	n/a	OCII	NTK Construction			In Construction	2026	3,710,951	1,867,420 50.3%	1,867,420 50.3%	3,623,361 97.6%	0 0.0%	0 0.0%	1,867,420 50.3%
Subtotal									245,430,246	114,408,388 46.6%	107,724,255 43.9%	64,854,053 26.4%	4,279,452 1.7%	18,258,073 7.4%	75,643,578 30.8%

Summary for Project Area = Transbay									245,430,246	114,408,388 46.6%	107,724,255 43.9%	64,854,053 26.4%	4,279,452 1.7%	18,258,073 7.4%	75,643,578 30.8%
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TOTAL FOR IN CONSTRUCTION PROJECTS									300,485,279	148,443,252 49.4%	134,004,712 44.6%	71,151,132 23.7%	4,502,755 1.5%	18,706,173 6.2%	109,600,117 36.5%
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Project Status: In Design

Hunters Point Shipyard/ Candlestick Point

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									1,378,937	575,690 41.7%	263,418 19.1%	175,202 12.7%	56,488 4.1%	125,000 9.1%	575,690 41.7%
HPSY Phase I: Block 1 (Professional Consulting)	Market Rate/Inclusionary Housing	Homeownership	Tabernacle Affiliated Developers/Amanco Development Assoc. LLC	TBD	224	24	In Design	TBD	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	TBD	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%

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 48 Stage 1B (Professional Consulting)		Market Rate/Inclusionary Housing	Homeownership	Lennar	TBD	50	7	In Design	TBD	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	TBD	2,261,507	1,960,093 86.7%	1,859,743 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	TBD	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	TBD	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	TBD	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%
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point										13,642,854	8,631,560 63.3%	5,911,096 43.3%	3,685,492 27.0%	931,758 6.8%	1,760,038 12.9%	7,334,778 53.8%
Mission Bay																
MB 4E Phase 1 Professional Services (Professional Design)		Affordable Housing	Rental - Low Income	Curtis Development	Swinerton Rubecon JV	233	233	In Design	2029	4,543,898	3,791,098 83.4%	3,504,173 77.1%	2,050,180 45.1%	90,000 2.0%	141,542 3.1%	3,489,933 76.8%
MB 4E Phase 2 Professional Services (Professional Design)		Affordable Housing	Rental - Very Low Income Senior	Curtis Development	Swinerton Rubecon JV	233	233	In Design	2029	4,980,965	4,209,111 84.5%	3,986,886 80.0%	2,426,740 48.7%	162,500 3.3%	36,395 0.7%	3,796,627 76.2%
Mission Bay 4E-12W CEQA (Professional Consulting)		Miscellaneous	n/a	ICF jones & Stokes	n/a			In Design	2025	449,816	134,117 29.8%	105,277 23.4%	0 0.0%	9,000 2.0%	68,740 15.3%	134,117 29.8%
Subtotal										9,974,679	8,134,326 81.5%	7,596,336 76.2%	4,476,920 44.9%	261,500 2.6%	246,677 2.5%	7,420,677 74.4%
Summary for Project Area = Mission Bay										9,974,679	8,134,326 81.5%	7,596,336 76.2%	4,476,920 44.9%	261,500 2.6%	246,677 2.5%	7,420,677 74.4%
Rincon Point South Beach																
CFD 1 Facilities Maintenance (Professional Design)		Miscellaneous	n/a	OCII	Korotkin			In Design	2028	1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%
Subtotal										1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%
Summary for Project Area = Rincon Point South Beach										1,823,152	1,823,152 100.0%	1,823,152 100.0%	0 0.0%	155,893 8.6%	1,617,186 88.7%	1,823,152 100.0%
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 55.3%	310,969 55.3%	0 0.0%	310,970 55.3%	0 0.0%	155,485 27.6%
Summary for Project Area = Yerba Buena Center										562,499	310,969 55.3%	310,969 55.3%	0 0.0%	310,970 55.3%	0 0.0%	155,485 27.6%

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			
TOTAL FOR IN DESIGN PROJECTS											26,003,184	18,900,007 72.7%	15,641,553 60.2%	8,162,412 31.4%	1,660,121 6.4%	3,623,901 13.9%	16,734,091 64.4%
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%	5,723,600 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	13,765,432	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%	
HPSY II/CP: Gilman, Streetscape, and Wedge Park Landscape Design (Professional Consulting)		Infrastructure	n/a	FivePoint	-	n/a	n/a	On Hold	On Hold	633,188	307,377 48.5%	192,746 30.4%	162,896 25.7%	0 0.0%	263,659 41.6%	307,377 48.5%	
Subtotal										31,639,507	22,083,809 69.8%	12,608,678 39.9%	252,597 0.8%	1,492,624 4.7%	408,659 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	TBD	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	TBD	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 6A (Professional Consulting)		Market Rate/Inclusionary Housing	Condominiums	Lennar	TBD	128	13	On Hold	TBD	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 8A (Professional Consulting)		Market Rate/Inclusionary Housing	Condominiums	Lennar	TBD	127	13	On Hold	TBD	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	TBD	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										14,736,182	9,066,252 61.5%	8,698,279 59.0%	4,261,523 28.9%	516,086 3.5%	302,473 2.1%	4,272,456 29.0%	
HPSY II/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	On Hold	TBD	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 II/CP: Candlestick Point South Block 11A (Professional Consulting)		Stand Alone Affordable Housing	Rental - Very Low Income Supportive/Homeless	Mercy Housing California and San Franciso Housing Development Corporation	Cahill/Hercules JV	176	175	On Hold	TBD	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%	

Project Area ProjectProject TypeHousing TypeSponsorGeneral ContractorUnits Total AffordableStatusCompletion DateAmount										Figures are based on SBE Credits					SBE Participation		
										SBE Goal Credit	SF-SBE	Informational Purposes Only MBEWMBEWBE					
Summary for Project Area = Hunters Point Shipyard/ Candlestick Point										54,430,766	38,281,689 70.3%	28,279,435 52.0%	5,949,205 10.9%	2,574,548 4.7%	3,340,632 6.1%	30,613,376 56.2%	
Mission Bay																	
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	TBD	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 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%	
Summary for Project Area = Mission Bay										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%	
TOTAL FOR ON HOLD PROJECTS										63,641,198	43,425,242 68.2%	33,203,738 52.2%	6,593,205 10.4%	4,780,335 7.5%	3,953,748 6.2%	33,523,830 52.7%	
Project Status: Other																	
Citywide																	
Certificate of Preference (Professional Consulting)			Miscellaneous	n/a	OCII	Lynx Insights and Investigations, Inc.	n/a	Other	2027	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	OCII	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	OCII	Hollins Consulting Inc	n/a	n/a	Other	2025	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%
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	2025	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%	
TOTAL FOR OTHER PROJECTS										7,981,430	7,751,860 97.1%	7,751,860 97.1%	4,493,056 56.3%	0 0.0%	2,833,804 35.5%	6,516,860 81.7%	

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			
Professional Consulting Sub-total									103,763,579	77,018,888	69,255,041	23,623,161	12,250,626	20,738,302	54,362,738
										74.2%	66.7%	22.8%	11.8%	20.0%	52.4%
Construction Sub-total									964,808,679	363,750,547	275,288,398	197,994,315	11,499,342	22,461,461	271,438,538
										37.7%	28.5%	20.5%	1.2%	2.3%	28.1%
GRAND TOTAL (subject to rounding differences)									1,068,572,258	440,769,434	344,543,438	221,617,476	23,749,967	43,199,762	325,801,276
										41.2%	32.2%	20.7%	2.2%	4.0%	30.5%

OCII Workforce Summary - Total Workforce Hours by Project: (July 1, 2024 - June 30, 2025)

ATTACHMENT B-1

All OCII Project Areas	General Contractor	Total Hours Worked	Local Hours	% Local Hours	BVHP Hours	% BVHP Hours	Caucasian	American Indian	Asian	Black	Latinx	Other	Minority	% Minority Hours	Women	% Women Hours
Hunters Point Shipyard Blocks 52/54	Baines/Nibbi J/V	181,177	39,406	21.8%	18,886	10.4%	67,676	0	6,117	5,953	97,379	4,052	113,501	62.7%	5,079	2.8%
Hunters Point Shipyard Block 56	Baines/Nibbi J/V	84,047	28,610	34.0%	12,186	14.5%	36,343	8	4,640	1,334	39,758	1,964	47,704	56.8%	1,546	1.8%
Mission Bay South Block 9A	Baines/Nibbi J/V	58,864	13,244	22.5%	6,880	11.7%	21,066	0	344	464	31,399	5,590	37,797	64.2%	1,433	2.4%
Mission Bay South Parks P19	Hoseley Construction	3,098	1,076	34.7%	870	28.1%	420	0	60	105	2,514	0	2,679	86.5%	0	0.0%
Mission Bay South Parks P22	Hoseley Construction	9,536	3,644	38.2%	1,806	18.9%	2,584	0	0	241	6,699	12	6,952	72.9%	0	0.0%
Transbay Block 2 West	Swinerton/Rubecon JV	131,336	27,091	20.6%	5,028	4.1%	64,091	63	4,458	5,801	54,786	1,403	66,510	50.6%	3,794	2.9%
Transbay Block 2 East	Swinerton/Rubecon JV	122,598	22,883	18.7%	9,828	7.5%	35,338	87	7,418	2,813	74,827	2,115	87,260	71.2%	3,890	3.2%
Transbay Block 3 Phase 1	NTK Construction	1,234	396	32.1%	8	0.7%	0	16	0	51	1,168	0	1,234	100.0%	0	0.0%
Total		591,890	136,348	23.0%	55,490	9.4%	227,518	174	23,036	16,762	308,529	15,137	363,637	61.4%	15,743	2.7%

Hunter Point Shipyard Projects	General Contractor	Total Hours Worked	Local Hours	% Local Hours	BVHP Hours	% BVHP Hours	Caucasian	American Indian	Asian	Black	Latinx	Other	Minority	% Minority Hours	Women	% Women Hours
Hunters Point Shipyard Blocks 52/54	Baines/Nibbi J/V	181,177	39,406	21.8%	18,886	10.4%	67,676	0	6,117	5,953	97,379	4,052	113,501	62.7%	5,079	2.8%
Hunters Point Shipyard Block 56	Baines/Nibbi J/V	84,047	28,610	34.0%	12,186	14.5%	36,343	8	4,640	1,334	39,758	1,964	47,704	56.8%	1,546	1.8%
Total		265,224	68,016	25.6%	31,071	11.7%	104,019	8	10,756	7,287	137,137	6,016	161,205	60.8%	6,626	2.5%

Mission Bay South Projects	General Contractor	Total Hours Worked	Local Hours	% Local Hours	BVHP Hours	% BVHP Hours	Caucasian	American Indian	Asian	Black	Latinx	Other	Minority	% Minority Hours	Women	% Women Hours
Mission Bay South Block 9A	Baines/Nibbi J/V	58,864	13,244	22.5%	6,880	11.7%	21,066	0	344	464	31,399	5,590	37,797	64.2%	1,433	2.4%
Mission Bay South Parks P19	Hoseley Construction	3,098	1,076	34.7%	870	28.1%	420	0	60	105	2,514	0	2,679	86.5%	0	0.0%
Mission Bay South Parks P22	Hoseley Construction	9,536	3,644	38.2%	1,806	18.9%	2,584	0	0	241	6,699	12	6,952	72.9%	0	0.0%
Total		71,498	17,963	25.1%	9,555	13.4%	24,070	0	404	810	40,612	5,602	47,428	66.3%	1,433	2.0%

Transbay Projects	General Contractor	Total Hours Worked	Local Hours	% Local Hours	BVHP Hours	% BVHP Hours	Caucasian	American Indian	Asian	Black	Latinx	Other	Minority	% Minority Hours	Women	% Women Hours
Transbay Block 2 West	Swinerton/Rubecon JV	131,336	27,091	20.6%	5,028	4.1%	64,091	63	4,458	5,801	54,786	1,403	66,510	50.6%	3,794	2.9%
Transbay Block 2 East	Swinerton/Rubecon JV	122,598	22,883	18.7%	9,828	7.5%	35,338	87	7,418	2,813	74,827	2,115	87,260	71.2%	3,890	3.2%
Transbay Block 3 Phase 1	NTK Construction	1,234	396	32.1%	8	0.7%	0	16	0	51	1,168	0	1,234	100.0%	0	0.0%
Total		255,169	50,369	19.7%	14,864	5.8%	99,429	166	11,876	8,665	130,780	3,518	155,004	60.7%	7,684	3.0%

Attachment C: Good Faith Effort Chart (excerpt from OCII's Small Business Enterprise 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 ¹ .
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.

¹ 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.

Attachment D
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
	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. 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.
5. Certified Payroll Reports	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.
6. Job Site Visits	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.
7. Workforce Compliance Reports	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.

COMPLIANCE MEASURES	DESCRIPTION
8. Monitoring and Progress Meetings	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. 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.