



450-1142016-002

INFORMATIONAL MEMORANDUM

TO: Community Investment and Infrastructure Commissioners

FROM: Tiffany Bohee, Executive Director

DATE: December 14, 2016

SUBJECT: 2016 Quarter 3 Community Benefits Report for the Hunters Point Shipyard Phase 1 and Candlestick Point/Hunters Point Shipyard Phase 2 Disposition and Development Agreements; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas

EXECUTIVE SUMMARY

As required in the Phase 1 Community Benefits Agreement ("CBA") and at the request of the Commission on Community Investment and Infrastructure ("Commission"), the Master Developer has provided a Quarter 3 Community Benefits Report (Attachment 2) demonstrating their efforts to comply with commitments contained in the Hunters Point Shipyard Phase 1 and Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreements ("DDAs"). Both the Phase 1 and Phase 2 DDAs contain robust Community Benefit commitments to be fulfilled by the Master Developers.

OCII staff has reviewed the report submitted by the Master Developer and provided comments in the attached HPS/CP OCII Community Benefits Compliance Analysis table (Attachment 3), for all the community benefits for each phase.

As illustrated in the attached Community Benefits Compliance table, the Master Developer is in substantial compliance with its requirements under the CBAs and has provided an array of benefits to the District 10 neighborhood. Where requirements have not been fully met, the letter to the Master Developer (Attachment 1) addresses next steps, proposes improvements by the Developer moving forward, or requests additional information.

Future Updates

Per the Phase 1 CBA, the Phase 1 Master Developer is required to provide quarterly written status reports on all Phase 1 community benefits programs to the Commission and make quarterly

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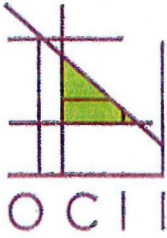
presentations to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee. The next quarterly community update will occur in January 2017 and cover the period from October 2016 through December 2016. At the Commission's request, OCII staff will provide the Master Developer's Community Benefit Program updates to the Commission with staff's analysis of compliance with the CBA, which will continue to illustrate the cumulative impact of the Phase 1 and Phase 2 CBAs.

(Originated by Kasheica McKinney, Assistant Project Manager)



Tiffany Bohée
Executive Director

- Attachment 1: Letter to Master Developer on 2016 Quarter 3 Community Benefits Compliance Status
- Attachment 2: 2016 Quarter 3 Master Developer's Report on Community Benefits
- Attachment 3: 2016 Quarter 3 Community Benefits Agreement OCII Compliance Analysis



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE

450-1062016-014

December 15, 2016

HPS Development Co., LP
CP Development Co., LP
One Sansome Street, Suite 3200
San Francisco, CA 94104
Attention: Kofi Bonner

Re: 2016 Quarter 3 Community Benefits Report for the Hunters Point Shipyard Phase 1 and Candlestick Point/Hunters Point Shipyard Phase 2 Disposition and Development Agreements

Dear Kofi,

The Office of Community Investment and Infrastructure ("OCII") received the 2016 Quarter 3 Community Benefits Status Report on November 1, 2016 ("2016 Q3 Report") from HPS Development Co., LP and CP Development Co., LP (together, "Developer").

As you are aware, OCII oversees the implementation of development at Candlestick Point and Phases 1 and 2 of the Hunters Point Shipyard (together, the "Project"). OCII's oversight includes reviewing the Developer's performance of the community benefits contained in the Hunters Point Shipyard Phase 1 Community Benefits Agreement ("Phase 1 CBA") and the Candlestick Point and Hunters Point Shipyard Phase 2 Community Benefits Plan ("Phase 2 CBA", an exhibit to the Disposition and Development Agreement).

The Project's community benefits are intended to ensure that the Bayview Hunters Point ("BVHP") community has the opportunity to participate in, and benefit from, the Project.

Summary of OCII Review

OCII staff conducted an assessment of the 2016 Q3 Report to identify areas of compliance, partial compliance, or non-compliance. The Developer remains in substantial compliance with its obligations under both the Phase 1 and Phase 2 CBAs. However, there are several areas that require Developer action to bring them into full compliance or additional information to determine compliance.

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Additional Information Required

The 2016 Q3 Report did not contain sufficient information to determine compliance in the following areas:

- 1) Owner Consolidated Insurance Program ("OCIP");**
- 2) Surety Bond Program;**
- 3) Construction Assistance Program; and the**
- 4) Homebuyer Assistance Program.**

Next Steps

- Developer will provide, in writing, confirmation that the OCIP and Surety Bond Programs continue to operate as required in the CBA. Developer should provide a response by January 13, 2017.
- Developer will provide a detailed payment log for payments made to the administrator of the Construction Assistance Program. Developer should provide a response by January 13, 2017.
- Developer will provide confirmation, including date and location, for any Homebuyer Assistance Program workshops held in Quarter 3. Developer should provide a response by January 13, 2017.

Additionally, OCII staff has identified the following areas which the Developer should focus on implementing improvements:

Developer Actions Required for Full Compliance**1) Outreach Program****Requirement**

Under the Phase 1 CBA, the Developer is required to disseminate Project information, in addition to program specific information, via website, quarterly newsletters, special mailings and similar outreach activities. The Developer is also required to translate communications into Chinese, Spanish and Samoan.

Status

The Developer has established a project specific website to disseminate information, however, in 2016 no quarterly reports, newsletters, and/or special mailings have been circulated. The Master Developer has translated some project information into Chinese and Spanish, but has not provided information in Samoan. The CBA Outreach Plan additionally identifies specific BVHP community and cultural organizations which should receive Project information.

Next Steps

- Developer will procure the services of a Samoan translator by the end of the fourth quarter of 2016.
- Developer will prepare and share an outreach plan with OCII by the end of the first quarter of 2017.
- Developer will reevaluate and update the content on hunterspointcommunity.com by the end for the first quarter of 2017.

2) Small Business Assistance Program

Requirement

Under the Phase 1 CBA, the Developer is required to identify opportunities to assist small businesses in BVHP with obtaining contracts by, among other things, requiring its contractors and consultants to use their best efforts to purchase no less than 20% of the dollar value of all of their Shipyard Project related purchases from BVHP Area Small Businesses. The Developer must require contractors and consultants to provide monthly progress reports on the dollars spent with BVHP Area Small Businesses, and is required to include language in contracts with consultants and contractors regarding this obligation.

Status

The Developer continues to not require reporting from their contractors and consultants and does not include the required purchasing language in contracts with contractors and consultants.

Next Steps

- Developer will immediately start including language in contracts with Phase 1 consultants and contractors.
- Developer will report on Phase 1 consultant and contractor purchasing in the 2017 first quarter report.

3) Community Builder Program

Requirement

Under the Phase 1 CBA 30% of private housing development lots must be offered for development in partnership with Community Builders.

Status

Three Community Builder agreements have been executed to date. The Developer is working to finalize the remaining agreements. Staff has requested additional information from the Developer regarding the qualification of all selected and assigned Community Builders. Phase 1 Community Builders were qualified through a competitive process in 2004 and 2005. OCII has no record of AI Norman Development being qualified as a Phase 1 Community Builder under the process set forth in the Phase 1 Disposition and Development Agreement.

Next Steps

- Developer will provide OCII any documentation regarding the qualification and selection of AI Norman Development as a Community Builder on Block 52 – including copies of the Fee Developer Agreements for AI Norman Development and Mariship regarding the eligibility and qualifications of each community builder by the end of the for the first quarter of 2017.

4) Job Training and Employee Assistance Program

Requirement

Under the Phase 1 CBA, the Developer must contribute \$225,000 per year to fund community based organizations ("CBOs") that provide job training services.

Status

In 2015, OCII found that the Developer was not in compliance with this requirement and identified a \$410,000 shortfall; the total prior years' shortfall as of the date of this letter. In 2015, the Phase 1 Developer committed to accelerating payments through 2018 to address the shortfall.

In the first three quarters of 2016, the Phase 1 Developer has spent approximately \$83,332 of the \$225,000 annual obligation. No funds have been expended to address the prior years' shortfall. The Developer has submitted a plan to OCII to accelerate \$460,000 in spending over the next 2 years. If Developer does not expend additional job training funds for 2016, the total shortfall, including previous years, will be \$551,668.

Next Steps

- Developer will immediately provide OCII staff transaction reports or documentation as appropriate demonstrating payment(s) to CBOs during Quarter 3 were provided.
- Developer will immediately provide OCII with documentation that CBOs were selected in accordance with the competitive process outlined in the Phase 1 CBA.
- Developer's 2016 Quarter 4 Report will provide additional details on the acceleration of payments to address the \$410,000 prior years' shortfall including information on: the schedule for issuance of RFPs for BVHP area job training organizations; which training areas are being targeted; and any 2016 shortfall.

5) Community Benefits Status Reports

Requirement

Under the Phase 1 CBA, the Developer is required to provide a quarterly written status report to the OCII Commission. Additionally, Developer is required to make a Status Report presentation to the Hunters Point Shipyard Citizens Advisory Committee ("CAC").

Status

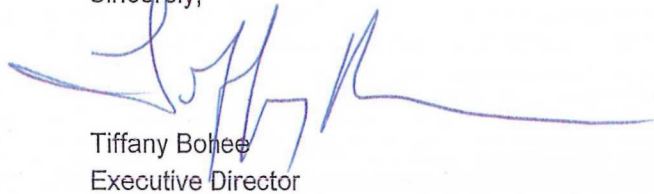
The Quarter 1 Report was presented to the CAC on April 11, 2016. Quarter 2 has not been presented to the CAC. A reissued, combined, Quarter 1 and Quarter 2 report and supporting documentation was provided to OCII staff on September 23, 2016 and presented to the OCII Commission on October 18, 2016. The Master Developer submitted a Quarter 3 written status report to OCII on November 1, 2016. The report was transmitted to the OCII Commission with materials for the December 20, 2016 meeting.

Next Steps

- The Developer will prepare and deliver a presentation on the Status Report for 2016 Quarters 2 and 3 to the CAC at the next regularly scheduled full committee meeting.

A full accounting for each of the Developer's obligations is attached hereto. I look forward to addressing these outstanding issues. If you have any questions regarding these findings, please contact Kasheica McKinney at kasheica.mckinney@sfgov.org or (415) 749-2422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tiffany Bohee', is written over the typed name and title.

Tiffany Bohee
Executive Director

Enclosures: 2016 Third Quarter Community Benefits Agreement OCII Compliance Analysis

cc: Sally Oerth, Tamsen Drew, Kasheica McKinney (OCII)
La Shon Walker, Ivy Greaner, Suheil Totah (FivePoint)
Brian Olin, Ryan Hauk (Lennar)

As of 11/17/16

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 1 § 3	<u>Construction Assistance Program "CAP"</u> Opportunities for BVHP Area Contractors as described in more detail below:	See below	In Progress						
	a) Owner Consolidated Insurance Program	In Compliance	In Progress	Master Developer will address GL Limits by establishing them on project-by-project basis via insurance requirements in licenses & permits to enter and VDDAs approved by OCII.	Slide 11 - Clarify OCIP policy. Is only GL is being addressed? What about performance and payment bonds that would also fall under OCIP? Provide OCII evidence of policies.	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
	b) Surety Bond Program	In Compliance	In Progress			In Compliance	In Compliance	In Compliance	No new information to add here for Q3
	c) Technical Assistance Program	In Compliance	In Progress	Master Developer has hired Butler Enterprises to administer the Phase 1 and Phase 2 CAP program. Previously, Business Development Inc. and John Scott Consulting administered the Phase 1 CAP.	Slide 11 - -Provide supporting documentation to demonstrate compliance for Q1 . Report only provided information for Q2.	In Compliance	In Compliance	In Compliance	Provide services for seven (7) contractors including (2) new ones, and a total of 24 drop in visits during the month of July. Eleven (11) contractors made 21 return visits and one new contractor received TA doing the month of August. Twelve (12), contractors including three (3) new ones
	d) Financial Assistance Program	In Compliance	In Progress	Butler Enterprises conducts "Access The Money" workshops and provides other Financial Assistance through the "Mobilization Loan Program".	Slide 11 - Provide supporting documentation to demonstrate compliance for Q1 . Report only provided information for Q2.	In Compliance	In Compliance	In Compliance	Vendor's Reports forthcoming

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
	e) Mentorship Program	In Compliance	In Progress	The Mentorship Protégé program has been administered by the Renaissance Entrepreneurship Center since 2010. Since Renaissance Entrepreneurship Center has taken over the program, protégés have been able to secure in contracts with a total value of more than \$45,000,000, and have employed more than 180 people, the majority of whom are D10 residents. Since the First Q1 2016, proteges have collectively secured \$1,273,300 in new contracts.	Slide 11	In Compliance	In Compliance	In Compliance	Proteges have secured \$724,198 in new contracts in Q3. Reports from program administrator attached.
Phase 2 § 5.2	Construction Assistance Program a) \$2.5 million (\$250,000/year for up to 10 years) for implementation of programs described below in c)-e)	In Compliance	In Progress	Obligation: \$2.5 million (\$250,000 per for up to 10years) for implementation of programs to support contractors: - Master Developer is in compliance with Phase 2 CAP - Master Developer has spent- \$353k Since 2014 and \$272k remains to be spent (Corrective informaiton was provided in Q2 report. There is no longer a shortfall in Contractor Assistance expenditures.) - Since 2014 any shortfall at the end of the 10 year term will be paid to the Community Benefits Fund, or Developer will continue the CAP program beyond the term - Master Developer made \$250k contribution towards Surety Bond and Credit Support Program - Phase 1 & 2 for both Master Developer and contractor assistance services has spent \$1.16 million.	Slide 21 - Need additional information on performance and utilization. Please provide explanation for "to be spent" obligation.	In Compliance	In Compliance	In Compliance	Phase 2 Expenditures for Contractor Assistance are \$855,555 through Q3 2016.
	b) Insurance and Credit Support (\$1 million for OCII surety bond and credit support program)	In Compliance	In Progress	Master Developer has made the first \$250,000 payment in accordance with the project schedule.		In Compliance	In Compliance	In Compliance	No new information to add here for Q3
	c) Technical Assistance Program (on-site contractor liaison)	In Compliance	In Progress	Butler Enterprises has administered the Phase 2 CAP program since August 2013.		In Compliance	In Compliance	In Compliance	Technical assistance provided to contractors in Q3. See note on TA above and attached reports for further details.

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
	d) Contractor Workshops	In Compliance	In Progress	Butler Enterprises has to-date organized 20 workshops.	Provide supporting documentation to demonstrate compliance for Q1 . No information in report, supporting documents only provided information for Q2.	In Compliance	In Compliance	In Compliance	Workshops held on Estimating and Bidding during Q3.
	e) Trucking Program	In Compliance	In Progress	Butler Enterprises administers the Trucking Program as part of the CAP.	Provide supporting documentation to demonstrate compliance for Q1 . No information in report, supporting documents only provided information for Q2.	In Compliance	In Compliance	In Compliance	The trucking dispatch information for Q3: 9 trucks 84 loads for July; 20 trucks and 208 loads for August; 4 trucks and 32 loads for September. All trucking being provided by Bayview

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 1 § 4	Community Builder Program 30% of private housing developments lots to be offered for development in partnership with Community Builders	Partial Compliance	In Progress	Phase 1 Community Builder lots have been assigned to Community Builders. Three Community Builder agreements have been executed to date; Master Developer is working to finalize the remaining agreements.Block Community Builder Units . 53 - MDC/C. Churchwell LLC (93) 54 - BAMEC Inc. (66) 48 – F & J - Shiloh Full Gospel Church (80) 1 - Tabernacle (224*) 52 Al Norman Development/ Marinship (77) 48 - A - San Francisco Housing Development Corp. (16) 48 - K - The Baines Group/ BHPMPSS (26) 48 - O - Eagle Environmental Consulting (11)	Slide 14 - Update and provideinformation on finalization of any agreements. Provide information regarding the qualification of all selected Community Builders.	In Compliance	Additional information requested regarding the qualifications of Community Builders. Block 1 Community Developer is not named in report.	Additional information requested regarding the qualifications of Community Builders. Block 1 Community Developer is not named in report. Previously selected Community Builder for Block 1 named in response to audit for Q2	Consistent with Section 3 of DDA Attachment 24B, with respect to Parcel A', all of the Community Builders are "BVHP Area Builders" which means they are all developers and builders that (i) do business in and have a primary business address in the BVHP Area with an established, fixed office in a non-portable building where regular construction-related work is conducted; (ii) are listed in the Permits and License Tax Paid File with the City and County of San Francisco with a business address in the BVHP Area; (iii) possess a current Business Tax Registration Certificate issued by the City and County of San Francisco.
Phase 2 § 5.1	Community Builder Program Master Developer will make available 500 units for development by Community Builders in Phase 2	In Compliance	Anticipated to commence in next Major Phase of development.	No Phase 2 Community Builder lots have been assigned for the initial Candlestick Point Major Phase. Obligation will be fulfilled in future Major Phases on Candlestick and/or the Hunters Point Shipyard. OCII has engaged community partners on Phases 1-3 of Alice Griffith, totaling 306 units.		In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 1 § 5	Interim African Marketplace Master Developer must establish an Interim African Marketplace until the permanent site is completed	In Compliance	In Progress	Master Developer organized events in 2006 and 2007 and has subsequently provided a \$180,000 cash contribution to OCII to continue work in fulfillment of the IAM program. OCII organized events in 2008 and 2009. The remaining \$80,000 balance has been returned to Master Developer, who is working with CAC to plan future events.		In Compliance	In Compliance	In Compliance	No new information to add here for Q3

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 2 § 3.2 -	Community Facilities Space Master Developer shall make available to OCII 7.5% of the aggregate retail space in the project (not to exceed 65,000 sf) for community serving uses	In Compliance	In Progress	Master Developer to provide 35,000 square feet of retail space in Candlestick, to be approved by OCII in Sub-Phase approval for CP 02, 03, and 04. Remaining 30k square feet will be provided in a future Major Phase at the Shipyard.	Slide 17	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 2 § 3.2 -	Community Facilities Space for International African Marketplace (IAM) (i) A portion of the Community Facilities Space within retail Vertical Projects on the Candlestick Site shall be used for an indoor IAM	In Compliance	In Progress	The planned location for the permanent outdoor IAM is in s Northside Park. The indoor IAM is proposed to be located on Block CP South 8a, the square footage of the indoor IAM will be determined through Schematic Design process.	Slide 16	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 2 § 3.2 -	Community Facilities Space for other uses (ii) a portion of the Community Facilities Spaces will be used for San Francisco Public Library Facilities (iii) 3,000 sf will by used for a information center for the CP State Recreation Area	In Compliance	In Progress	The CP State Recreation Area will be provided in space developed in Sub-Phase CP-17. OCII staff to continue working with the San Francisco Public Library to identify needs in Candlestick.	Slide 17	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 1 § 7	Cultural Historic Recognition Program Master Developer is obligated to: a) create a public art program that provides opportunities for local artists; b) install 500 sf of youth tiles; c) create historic walkway; and d) engage and maintain a fundraising consultant to secure funding	In Compliance	In Progress	OCII has implemented the Shipyard Public Art program with federal funding; Master Developer has installed initial youth tiles and will complete tile installation of remaining youth tiles as park construction progresses; historic walkway to be located along the Coleman Promenade.	Slide 28	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 1 § 7	Business Incubator Space Program Master Developer is obligated to provide Business Incubator Space within the Shipyard. The space will be provided to OCII at cost (without profit) for operation of a business incubator program.	In Compliance	In Progress	Phase 1 Program: Facilitate the growth and development of a variety of businesses at the Shipyard through space provided at cost. > Phase 1 Update: Master Developer to provide space in the Phase 2 project. > Phase 2 Program: Master Developer and OCII will work together develop Building 813, an approximately 260k sq. ft. building, for the use as a center for the incubation of emerging businesses and technologies. > Phase 2 Update: OCII acquired Building 813 from the Navy in September.	Slide 27 -	In Compliance	In Compliance	In Compliance	See last page of Audit - Phase 1 § 12

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 1 § 8	<u>Home Buyer Assistance Program</u> Master Developer is required to develop a program to provide assistance to qualified Phase 1 home buyers, including: a) Down Payment Assistance, b) First Time Buyer Financing Program, c) Homeownership Counseling	Partial Compliance	In Progress	The Down Payment Assistance and First Time Buyer Financing Programs are set forth in the Vertical DDAs. Master Developer and Vertical Developers have been working with lenders to provide financing options including K&L community mortgage program. Between 2014-2015 Master Developer has organized 61 first time homebuyer workshops with a total of 1300 attendees.	Slide 29 - Have any workshops been held in Q1 2016 or Q2 2016? Are any additional workshops planned for 2016?	In Compliance	No homeownership workshops held in Q1 or Q2 for 2016.	No homeownership workshops held in Q1 or Q2 for 2016.	Workshops held on September 15th and October 17th
Phase 1 § 9	<u>Job Training and Employee Assistance Program</u> Master Developer must contribute \$225,000 per year to fund community based organization that provide suitable job training services.	Partial Compliance	In Progress	Total funding obligation to date (2005-2014) is \$ 2,250,000. To date, Master Developer has provided a total of approximately \$ 1,950,000. Master Developer has presented a plan to accelerate Job Training expenditures to achieve compliance by 2018. > <i>Current Job Training Grant with YCD being renewed at \$100k.</i> > <i>Master Developer is developing a plan to accelerate Job Training expenditures to achieve compliance by 2018.</i> <i>A) Plan to accelerate spending in process; Scope of work being negotiated with 3rd Street Youth Center & Clinic for 16-month program</i> <i>B) 2nd new program is intended to be with CCSF's Sustainability Certificate Program: There would also be greater funding for recruitment;</i>	Slide 22-23 - Developer committed to acceleration of payments in Nov. 2015 to account for \$410,000 deficient in spending in prior years. Report and supplemental information show \$58k spent through Q2 2016.	Not Compliant.In Nov. 2015, the Developer's obligation was to provide \$2,250,000. To date, Developer has provided \$1,840,000.	Partial Compliance. Additional Information needed to determine compliance. Was RFP released to select training provider? To date, for 2016, Master Developer has spent approx. \$58k for job training of \$225k/year obligation + prior year shortfall.	Partial Compliance. Additional Information needed to determine compliance. Was RFP released to select training provider? To date, for 2016, Master Developer has spent approx. \$58k for job training of \$225k/year obligation + prior year shortfall.	Job Training expenditures \$1,985,044 to date; \$25K since Q2 report; not all vendor payments are monthly, but we are on track to meet the projections as given as stated in the supplemental data to the Q2 report.
Phase 1 § 10	<u>Local Community Priority Leasing Program</u> Master Developer must encourage local businesses to lease available retail spaces within Phase 1 by actively notifying local businesses of upcoming leasing opportunities	In Compliance	Not Applicable	To date no retail space has been developed in Phase 1.		In Compliance	In Compliance	In Compliance	No new information to add here

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 1 § 11	<u>Small Business Assistance Program</u> Master Developer is required to identify opportunities to assist small businesses in BVHP with obtaining contracts by: a) creating and bi-annually updating a directory of local small businesses, b) requiring its contractors and consultants to use their best efforts to purchase no less than 20% of the dollar value of all of their Shipyard Project related purchases from BVHP Area Small Businesses. Contractors and consultants are required to provide monthly progress reports on the dollars spent with BVHP Area Small Businesses. Lennar is required to include language in their contracts with consultants and contractors regarding this obligation. c) host quarterly networking workshops for BVHP Area Small Businesses	Partial Compliance	In Progress	A) Master Developer currently publishes a directory of local suppliers with contractors through the CAP program, but was not shared with Professional Services consultants not using suppliers. Master Developer has since launched a suppliers website available to all contractors. B) Master Developer is currently in the process of revising its consultant and contractor contracts regarding making 20% of their project related purchases from BVHP Area Small Businesses. Contractors will begin supplying information on compliance, as these contracts are implemented. C) Master Developer has begun to hold networking events for suppliers quarterly. First was March 30th event; Q2 event was June 24th	Slide 26 - Developer remains out of compliance by not including language in consultant and contractor contracts.	Developer does not include language in their consultant and contractor contracts regarding making 20% of their project related purchases from BVHP Area Small Businesses.	Developer does not include language in their consultant and contractor contracts regarding making 20% of their project related purchases from BVHP Area Small Businesses.	Developer does not include language in their consultant and contractor contracts regarding making 20% of their project related purchases from BVHP Area Small Businesses.	We have not yet made any additional changes to our contracts since the report to the OCII Commission on October 18, 2016.
Phase 1 § 12	<u>Outreach Program</u> Master Developer is required to disseminate project information, in addition to program specific information, via website, quarterly newsletters, special mailings and similar outreach activities. Master Developer is also required to translate communications into Chinese, Spanish and Samoan.	Partial Compliance	In Progress	Master Developer has spent nearly \$1 million on outreach activities, including events (many of which are provided by the contractor liaison per the Construction Assistance Program). > In addition to the work Master Developer is already doing, Master Developer relaunched the hunterpointcommunity.com website where construction updates, reports CAC reports by the Project's Environmental Manager, and outreach events related to specific projects are provided. Also during this first quarter, Master Developer has conducted two community events for NorthSide Park. This outreach is done in three languages and translation services were provided.	Slide 31 - Provide compliance in context of CBA Exhibit L - Outreach Program, which requires newsletters, special mailings, frequently updated website, posters/fliers, contractor fairs, community colleges, partnership programs with CBOs, phone tree, translation of materials into Chinese, Samoan and Spanish, local news outlets, community resource center outlets, and on site program	Partial Compliance	Partial Compliance	Partial Compliance	Per the OCII request, we are making updates to our construction contracting documents to more explicit about the requirement to work with local suppliers. We expect to have more updated information of the status of these efforts in the Q4 2016 report.
Phase 1 § 13	<u>Status Reports</u> Master Developer is required to provide a quarterly written status report to OCII and CAC. Additionally, Master Developer is required to make a Status Report presentation to CAC.	Partial Compliance	In Progress	Lennar has not provided required quarterly reports to OCII and the CAC since November 2015. The Q1 Report was presented to the CAC on April 11, 2016. Q2 has not been presented to the CAC. The combined Q1 and Q2 report and supporting documentation was provided to OCII on September 23, 2016.	Slide 32 - Developer will need to provide Community Benefit Reports within a month of the quarter ending (i.e. Q3 report is due by the end of October; Q4 report due the end of January)	Partial Compliance	Partial Compliance	Partial Compliance	This is an update to the Q3 report previously submitted on October 31, 2016.

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 2 § 5.3	Community Real Estate Broker Program Master Developer is required to hold specific marketing events for Community Brokers and provide Community Brokers with the opportunity to preview and show Phase 2 units ahead of other brokers.	In Compliance	In Progress	No Phase 2 units are available to date, however, Master Developer has voluntarily expanded the program to Phase 1. Master Developer also provides additional 1% incentive fee to Community Brokers.	Slide 30	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 1 § 12	Community Facilities Parcel Master Developer is required to provide a 1.2 acre developable lot for community uses. (The remaining 4.8 acres will be provided in Phase 2)	In Compliance	In Progress	A 1.2 acre lot has been assigned as Phase 1 Community Facilities Parcel. Master Developer will provide the parcel to OCII as developable lot.	Slide 16-19	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 2 § 3.3	Community Facilities Lots Master Developer is required to provide a total of 4.8 acres of developable lots for community facilities.	In Compliance	In Progress	Phase 2 Community Facilities Lots have been preliminary identified, subject to revision in accordance with the Phase 2 DDA. A planning process to determine use of Community Facilities Lots is underway; OCII is facilitating discussions with San Francisco Unified School District, San Francisco Police Department, San Francisco Fire Department, San Francisco Public Library, and other service providers to determine future service needs to the Project.	Slide 18	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 1 § 12	Additional Community Facilities The Phase 2 CBA provides for additional Community Facilities as listed below:	See below	In Progress						
	a) Arts and Cultural Facilities	In Compliance	In Progress	Master Developer is in the process of constructing Replacement Artist Studios of approximately 90,000 square feet and Replacement Commercial Kitchen of approximately 10,000 square feet, and completing Infrastructure for Building 101. A parcel for a future Arts Center has been assigned.	Slide 20 - Construction has not started on replacement Studios.	In Compliance	In Compliance	In Compliance	Commercial Kitchen estimated completion in late Feb. 2017; Construction on Artist Studios estimated to begin Q2 2017 with an estimated completion inf Q1 2019
	b) Parks and Open Space Facilities	In Compliance	In Progress	Master Developer will construct a variety of passive and active public open spaces in accordance with the Parks and Open Space Plan.		In Compliance	In Compliance	In Compliance	No new information to add here
	c) Emerging Business Incubator (Building 813)	In Compliance	In Progress	Master Development plans for Building 813 to be determined with first major phase of development at HP Phase 2.		In Compliance	In Compliance	In Compliance	No new information to add here

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
	d) Fire Station Lot	In Compliance	In Progress	The location of the fire station lot has been determined. Master Developer will provide infrastructure in concurrence with the sub-phase.		In Compliance	In Compliance	In Compliance	No new information to add here
Phase 2 § 1.1	Scholarship Program Master Developer must contribute \$3.5 million. Contribution are to be made in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$500,000 payment in accordance with the Phase 2 DDA. The Legacy Foundation is undertaking a planning process to make recommendations for the use of these funds.	Slide 34	In Compliance	In Compliance	In Compliance	Payments to the Scholarship Fund are indexed to every 1,000 lots conveyed which will happen when Lennar closes on the 334 apartments in CP-02. That is most likely to occur in Q2/Q3 2017 timeframe, but could potentially be delayed beyond that time. The next
Phase 2 § 1.2	Education Improvement Fund Developer must contribute \$10 million in several installments in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$500,000 payment in accordance with the Phase 2 DDA. The funds are being held by OCII. Use of funds will be determined through a community process including representatives of the San Francisco Unified School District, Bayview Hunters Point, the Mayor's Office of Economic and Workforce Development, OCII and Lennar.	Slide 35	In Compliance	In Compliance	In Compliance	Payments to the Education Improvement Fund are indexed to every 1,000 lots conveyed which will happen when Lennar closes on the 334 apartments in CP-02. That is most likely to occur in Q2/Q3 2017 timeframe, but could potentially be delayed beyond that
Phase 2 § 2.1	Wellness Contribution Master Developer must contribute \$2 million for the expansion of the Southeast Health Center. Contributions are due in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$100,000 payment in accordance with the Phase 2 DDA. The funds have been transferred to the Department of Public Health.	Slide 36	In Compliance	In Compliance	In Compliance	No new information to add here for Q3
Phase 2 § 2.1	Southeast Health Center Master Developer must contribute \$250,000 for predevelopment expenses associated with the expansion of the Southeast Health Center.	In Compliance	In Progress	Master Developer has made \$250,000 payment in accordance with the Phase 2 DDA. The funds have been transferred to the Department of Public Health.	Slide 36	In Compliance	In Compliance	In Compliance	No new information to add here for Q3

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	Nov-15	Q1	Q2	Q3
Phase 1 - 5th Amendment	Community Benefits Fund Master Developer must contribute \$1 million to the Community Benefits Fund	In Compliance	In Progress	Master Developer has contributed \$1 million to Community Benefits Fund in accordance with the Phase 1 DDA (\$500,000 in June 2012 and \$500,000 in June 2013). The Legacy Foundation is undertaking a planning process to make recommendations for the use of these funds.	Slide 33	In Compliance	In Compliance	In Compliance	Legacy Fund is currently beginning to share their Strategic Plan with the CAC (11/17/16 -
Phase 2 § 2.1	Community Benefits Fund Master Developer must contribute to the Community Benefits Fund 0.5% of the sales price of each Phase 2 market rate unit.	In Compliance	In Progress	Initial home closings for Phase 2, and associated payments to the Community Benefits Fund, are currently anticipated in late 2018, with continued paymends to the CBF anticipated thereafter.	Slide 33	In Compliance	In Compliance	In Compliance	No new information to add here for Q3

Renaissance Contractors Report

July 2016

Summary

This month we continued to work with the Protégés to build their business capacities, providing mentorship, technical assistance & administrative support. In addition, we were able to provide additional opportunities for the protégés to secure contracts through our referrals and our work on the Third Street Corridor, where we assess vacant commercial properties and provide tenant improvement estimates. We also held our monthly contractors meeting, which focused on how to improve the program. The protégés provided important information that will be implemented this quarter.

Lastly, Program Graduate, Clifton Burch, Empire Engineering & Construction, was appointed by Mayor Ed Lee to serve on the Local Business Enterprise Advisory Committee, joining former protégé, Juliana Sommer, Priority Graphics.

New Contracts & Awards

Herrero Boldt Project, YADEDJS	158,000.00
Residential Unit, Oakland, CA, Special K Painting	3,000.00
Jeff Gold Smith, CK Interiors	3,500.00
Calvary Temple Church, CK Interiors	5,000.00
Total	\$ 169,500

Mentorship & Technical Assistance

1. **Alfredo Andrade, AA Pacific Builders** (Mentor - Clark Construction). Attended Contractors Meeting. Received administrative support from Kelle McMahon.
2. **Carnel Gabourel, Light Frame Construction**, (Mentor - Gary Fetke, Roberts Obayashi). Met with Mentor, Gary Fetke to discuss potential projects, attended Contractors meeting.
3. **Cornell Miller and Ken Carbin, CK Interiors**, (Mentor - Clark Construction). Unable to contact for reporting.
4. **James Mabrey, Your All Day Everyday Janitorial Service**, (Mentor - Nibbi Brothers). Attended Contractors Meeting, received administrative support from Kelle McMahon and met with mentor to discuss potential contract with Nibbi.
5. **James Richards, Southeast Electrical**, (Mentor - George Briar, Briar Electric). Met with Mentor, regarding existing projects; working with staff to supply additional information to Contract Monitoring Division for LBE.

6. **Kevin Walton, Special K Painting** (Mentor – Alphonso Rhodes, AJS Painting & Decorating). Received administrative support from Kelle McMahon.
7. **Ray Horne, R&I Glassworks**, (Mentor - Bob Nibbi, Nibbi Brothers). Met with mentor this month to review projects; attended Contractors Meeting.
8. **Samuel Jackson, SRJ Drywall**, (Mentor - Rueben Santana, Rubicon Builders). Terminated from the program.
9. **Wil Carney, Carney's Plastering**, (Potential Mentor – Cahill Contractors). Wil has requested to remain in the program and has been re-instated. Attended Contractors Meeting and received technical assistance with invoicing and RFI's.

Group Projects

Monthly Contractors Meeting, 7/28

Mentor Outreach

Michael Baines Group, Cahill Contractors, Austin-Webcor

Renaissance Contractors Report

August 2016

Summary

This month the protégés worked on creating goals and objectives for the upcoming year (FY). Rose Toney helped to facilitate this process while also connecting the protégés to a construction opportunity on Third St. (Bishop Burgers). The protégés also attended several networking events including, San Francisco International Airport (SFO) Stakeholder meeting, Pankow Builders to Builders and the Chief Medical Examiner Topping Out Ceremony.

Lastly, Renaissance Contractor, Yolanda Jones, won LeBron James' pitch contest (#pitchlebroncontest) for small businesses in which the basketball star publicly endorsed Yolanda and YCAT-C via social media.

New Contracts & Awards

SFDPW, YADEDJS	400,000.00
Mia Pond, Special K Painting & Decorating	8,750.00
Glide Memorial Church, CK Interiors	7,000.00
Diaz Construction, Special K Painting & Decorating	4,500.00
Gold Medallion, CK Interiors	3,600.00
Total	\$ 423,850

Mentorship & Technical Assistance

1. **Alfredo Andrade, AA Pacific Builders** (Mentor - Clark Construction). Unable to reach for reporting.
2. **Carnel Gabourel, Light Frame Construction**, (Mentor - Gary Fetke, Roberts Obayashi). Started new project at Whittier School in Oakland. Was unable to meet with Mentor this month.
3. **Cornell Miller and Ken Carbin, CK Interiors**, (Mentor - Clark Construction). Met with Mentor at Clark Construction, attended Chief Medical Examiner Office networking event and monthly contractors meeting.
4. **James Mabrey, Your All Day Everyday Janitorial Service**, (Mentor - Nibbi Brothers). James received administrative support from Kelle McMahon to help prepare a bid for DPW's – as needed cleaning project, which he won. This is the largest contract to-date for YADEDJS. He also attended the SFO Stakeholder Meeting, Pankow Builders to Builders and met with his Mentor to discuss the DPW proposal.
5. **James Richards, Southeast Electrical**, (Mentor - George Briar, Briar Electric). Unable to reach for reporting.

6. **Kevin Walton, Special K Painting** (Mentor – Alphonso Rhodes, AJS Painting & Decorating). Received mentorship from Muhammad Al Kareem and attended monthly contractors meeting.
7. **Ray Horne, R&I Glassworks**, (Mentor - Bob Nibbi, Nibbi Brothers). Completed project at SFO and was lowest bidder on Bart Project. Met with Mentor this month to resolve issues with SFO project (issues were successfully resolved).
8. **Wil Carney, Carney's Plastering**, (Potential Mentor – Cahill Contractors). Attended Contractors Meeting and received technical assistance regarding new contract from Kelle McMahon.

Group Projects

Monthly Contractors Meeting, 8/25

Mentor Outreach

Cahill Contractors, Austin-Webcor

Renaissance Contractors Report

September 2016

Summary

This month we continued to identify new opportunities for the protégés to grow their businesses, including, Sam Jordan's residential renovation project, Minor Façade Improvement Program, Dr. George W. Davis Multipurpose Senior Center, Recology, Bishop Burgers (newly proposed), 5030 Third St. and 6th St. Café.

These smaller projects have been beneficial in helping several of the protégés to build their capacities to work on larger projects. In addition, the protégés continued to meet with their mentors, establish networks and grow their companies.

New Contracts & Awards

Arttus Construction, Special K Painting	5,000.00
Residential remodel, San Mateo, CA AA Pacific Builders	55,000.00
Foundation extension, Napa, CA GW Construction	10,000.00
98 th Ave., Shipping Containers, GW Construction	30,000.00
Fruitvale Senior Center, GW Construction	4,000.00
Driveway Installation, Concord, CA GW Construction	18,000.00
73 rd Ave. framing project, GW Construction	7500.00
Gratta Wines, window intstallation, R&I Glassworks	1,348.00
Total	\$130,848.00

Mentorship & Technical Assistance

1. **Alfredo Andrade, AA Pacific Builders** (Mentor - Clark Construction). Alfredo has experienced personal issues that have prevented him from fully participating in the program. He is currently working on a SFMTA project with Muni and received a new residential renovation project in San Mateo. He has informed his Mentor about his personal situation. *Received administrative support from Kelle McMahon, who reviewed change orders for SFMTA project.*
2. **Carnel Gabourel, Light Frame Construction**, (Mentor - Gary Fetke, Roberts Obayashi). Met with his mentor at Obayashi this month to discuss potential projects. Also provided estimate (paid) for potential project at 5030 Third St. Hired 6 workers for Whittier Project.
3. **Cornell Miller and Ken Carbin, CK Interiors**, (Mentor - Clark Construction). Met with Mentor at Clark Construction to discuss participation in the Clark Strategic Partnership Program. *Received technical assistance from financial consultant Dorenda Haynes, who assisted in preparing profit & loss statement for tax returns.*

4. **James Mabrey, Your All Day Everyday Janitorial Service**, (Mentor - Nibbi Brothers). Met with mentor, Tom Giarrusso with Nibbi to discuss growth strategies. *Also met with Kelle McMahon on several occasions to discuss upcoming contracts, invoicing and data processing.*
5. **James Richards, Southeast Electrical**, (Mentor - George Briar, Briar Electric). Met with Mentor to discuss work on existing project with Briar Electric. Working with staff to resolve issues with previous tax filing to receive LBE Certification. *Met with Kelle McMahon to discuss payroll and received administrative support from Kimberlie Hanley, who input certified payroll into Elations.*
6. **Kevin Walton, Special K Painting** (Mentor – Alphonso Rhodes, AJS Painting & Decorating; Muhammad Al Kareem). Continuing to receive mentorship from Muhammad Al Kareem on bidding and estimating. *Received administrative support from Kelle McMahon, including bid preparation, proposals and invoicing.*
7. **Randy Gatewood, GW Engineering & Construction**, (Mentor – Clark Wells, California Engineering Contractors). Randy met with his Mentor this month to discuss several projects that he has completed over the last several months.
8. **Ray Horne, R&I Glassworks**, (Mentor - Bob Nibbi, Nibbi Brothers). Met with Mentor, Bob Nibbi to discuss expansion strategy. Completed glass installation at Gratta Wines through Minor Façade Improvement Program. *Received administrative assistance from Kelle McMahon, including administrative close-out of SFO project.*
9. **Samuel R Jackson, SRJ Drywall**, (Does not currently have a Mentor). Recently re-instated into the program.
10. **Wil Carney, Carney's Plastering**, (Potential Mentor – Cahill Contractors). Working on securing mentor with Cahill Contractors. Provided estimate for residential renovation project at Sam Jordan's. *Received consultation from Kelle McMahon and Center Director to resolve issues regarding Cahill Contract and Union lien.*

Group Projects

Monthly Contractors Meeting, 9/29; Graduate, Clifton Burch was guest speaker to discuss his role as member of the Local Business Entity (LBE) Advisory Committee.

Mentor Outreach

Renaissance Consultant, Rose Toney, established relationships with Michelle Nolan, Webcor Builders and will coordinate a meet & greet with Webcor and SFO early next year. We also have continued to build relationships with Cahill, Herrero and Turner Construction.

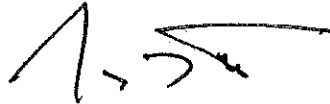
**JOB TRAINING / DEVELOPMENT
COMMUNITY BENEFITS PROGRAM
QUARTERLY REPORT**

ORGANIZATION: Renaissance Bayview

PERSON COMPLETING THIS REPORT: Marcus J. Tartt, Center Director

DIRECT PHONE NUMBER: (415) 430-6403

SIGNATURE OF PERSON COMPLETING THIS REPORT:



DATE: 10/20/2016

REPORT PERIOD: 07/2016 – 09/2016

PROJECT DESCRIPTION - EXPLAIN THE ENHANCED SERVICES / ACTIVITIES YOU PROVIDED OR IMPLEMENTED (SCOPE OF WORK) THIS REPORTING PERIOD?

During the 3rd Quarter of 2016 the protégés continued to receive mentorship from Prime Contractors, including Nibbi, Robert's Obayashi and Clark Construction among others. They also received administrative support from Renaissance Consultants Kelle McMahon, Kimberlie Hanley and Candice Bell. In addition, we continued to find new opportunities for the protégés to grow their companies by working on projects along the 3rd Street Corridor, including Gratta Wines and 5030 Third St. (formerly Boudreaux's Café). Other potential projects include Sam Jordan's, Bishop Burger's (proposed project) and Dr. George W. Davis multipurpose Senior Center.

Kelle McMahon helped the protégés identify opportunities that best suit their capabilities. Kelle was able to assist James Mabrey in winning a contract with the City of San Francisco, his largest contract to date.

PLEASE DESCRIBE THE POPULATION YOU SERVED - INCLUDE AS MUCH DEMOGRAPHIC INFORMATION AS POSSIBLE i.e. gender, age, zip codes, ethnicity, household income, etc?

Nearly ninety percent (90%) of our clients are African American men of which sixty percent (60%) are low-moderate income and twenty percent (20%) are extremely low-income. All of our clients either live or operate their businesses in District-10.

WHAT WERE THE IMPACTS (POSITIVE OUTCOMES) OF YOUR PROGRAM SERVICES ON THE POPULATION YOU SERVED THIS REPORTING PERIOD?

During the 3rd Quarter of 2016, the protégés collectively were awarded more than \$700,000 in new contracts. In addition, Graduates Clifton Burch, Empire Engineering & Construction and Yolanda Jones, Yolanda's Construction Administration and Traffic Control received special recognition. Clifton Burch was appointed by

Mayor Ed Lee to serve on the Local Business Entity (LBE) Advisory Committee and Yolanda Jones received national recognition for winning the Lebron James Small Business Pitch contest.

WHAT IF ANY CHALLENGES DID YOU EXPERIENCE IMPLEMENTING YOUR SCOPE OF WORK?

Many of the protégés still struggle with finding consistent work in the city due to the magnitude (size/scope) of available opportunities. As a result, they have been forced to look for work outside of the city.

HOW HAVE YOU ADDRESSED THOSE CHALLENGES?

We have identified opportunities within the community through the Minor Façade Improvement program and our relationships with community stakeholders and businesses on the 3rd Street Corridor. In addition, we have continued to strengthen our relationships with Developers and Primes that are committed to working with the protégés.

PLEASE SHARE ONE THING YOUR ORGANIZATION IS PROUD OF THIS REPORTING PERIOD?

We are proud of our graduates, who support the protégés, aspiring entrepreneurs and small businesses in the community. Our graduates volunteer their time, serve as mentors, share resources and provide opportunities to others.

PLEASE DESCRIBE YOUR ACTIVITY / IMPLEMENTATION PLAN FOR THE NEXT REPORTING PERIOD?

During the next reporting period, we will continue to work with the protégés to identify opportunities that best suit their capacities. In addition, we will continue to provide administrative support, mentorship, peer support and networking opportunities to help them grow their businesses in a sustainable manner.

HOW HAS YOUR WORK MADE AN IMPACT IN DISTRICT 10?

Our program has enabled many residents in district 10 to secure gainful employment. Through the small businesses that we serve, including those in the construction industry, we have indirectly helped to create hundreds of jobs within the community, mostly for residents of District 10.



CAP MONTHLY REPORT

July 2016

Lennar Urban

Hunters Point Shipyard

CONSTRUCTION ASSISTANCE PROGRAM

La Shon A. Walker
Director of Community Affairs
Lennar Urban
One Sansome Street, Suite 3200
San Francisco, CA 94104

Sidney Martin
Contractor Liaison/Sr. Project Manager
Lennar Urban / HPSY
Construction Assistance Program
690 Hudson Avenue, Trailer B
San Francisco, CA 94124



Monthly Service for HPS Construction Assistance Program Office

The HPS Construction Assistance Program (CAP) Office provided services for 7 contractors (24 multiple drop-in visits and 2 new contractors) in July 2016. Services provided; One on One meetings, emails, phone calls, business development workshops. Areas of interest included: new project plan drawings, digital takeoff and bid estimating software support / assistance, email-blast notification of Pre-Bid Conference, the release of new project plan drawings, specifications, and addendums. Provide Business Financial Assistance and MLP loans information, email notification of new Business Development events and other business related services.

The following Contractors visited the Construction Assistance Program site office:

- ❖ (3) meetings with Stanley Copper of Cooper Construction for technical assistance with the Digital Takeoff & estimating software in plan room.
- ❖ Met with Al Norman of Al Norman Mechanical for financial resources.
- ❖ (6) visits from Greg Butler and staff of Carter's Const. for technical assistance with copier, fax and documents downloads.
- ❖ (9) meetings with Wil Carney of Carney's Plastering to give technical assistance with reviewing contract and bid proposal for Block 56.
- ❖ (4) office visits from B. Carson of Carter's Construction for computer use.
- ❖ Met with Vernon Washington of Coast to Coast Drywall to discuss how his firm can bid on work at the Shipyard.
- ❖ Met with Bruce Giron of GECMS to discuss new upcoming projects.

The numbers in (1) indicate those Contractors, who visited the CAP office multiple times for assistance in the month of July 2016. (*) indicate the intake of two new Contractors (Coast to Coast Drywall and Cooper Construction) this month.





Construction Assistance Program Provided the Following Services: Bid Assistance/Outreach/Financial & Technical Assistance/Project Status

Bid Assistance/Outreach

RFP, PRE-BID Notification, and Business Development Activities Outreach services provided to Local SBE Contractors and Suppliers

The Construction Assistance Program Office (CAP) continues to maintain an on-site plan room with current project plan drawings and specification manuals by providing both digital plan files and hard copies plan drawings. The CAP office will continue to send e-mail blasts to the impacted area contractors, suppliers, and vendors regarding upcoming Lennar Urban /BVHP Shipyard RFP's that are posted on the City's Bid and Contracts website for bidding opportunities. CAP provides LBE/DBE/SBE Certification information for local contractors to become certify with the City or State; Business Development Assistance with Surety-Bonding and Financial Assistance, and provide continuing education workshops and financial resources/or referrals to local Small Business Enterprise (SBE) contractors when needed. The CAP office continues to ask Developers, General Contractors/Estimators on other City projects to provide the CAP's office plan room, access to their project's plan drawings and specifications for posting to provide local SBE community contractors an opportunity to review and submit a bid proposal for those projects. The CAP office will follow up with outreach to local SBE contractors in the 94107, 94124, & 94134 zip code areas by sending an email blast of the Invitation to Bid, RFP or RFQ, Pre-Bid meeting's date & time and Bid Due date for those projects. The additional effort increases the local SBE contractors bidding opportunities outside of their community comfort zone, and the CP/HP Shipyard arena.





FINANCIAL & TECHNICAL ASSISTANCE ACTIVITIES

CAP Office Activity

The CAP office continues the effort to set up "One-On-One" meetings between Prime Contractors and Large Infrastructure/Engineering contractors with local SBE contractors. The meetings help to create opportunities for bidding partnerships. Typically, before a bid is awarded, the CAP office encourage larger contracting firms bidding on Candlestick Point and Hunters Point Shipyard projects to reach out to our pool of local SBE contractors to include them as part of their bid proposal team. At the very least, we try to get the large contractors to include local SBE contractors as second tier subcontractors and/or suppliers in their bid as part of their local SBE "Good Faith Effort" participation.

CAP will continue to meet with local contractors who have visited the CAP office for assistance to review their company's business plan and assess if their company has the capacity to handle a project at this current time. If they are not ready or do not have the capital/ finances in place to get started, CAP will sit down with that contractor to put a business plan in place to get his/her firms in a position to bid, win a contract, and successfully completing the project while making a profit.

CAP's team member Nor-Cal FDC provides an assessment of local SBE contractor's capital needs and provides financial assistance to currently awarded SBE contractors on site, by providing access to a Mobilization Loan Program (MLP) funding with a maximize loan amount not to exceed \$ 50,000. The first round of funding totaling \$250,000 was granted by the Community Benefits Program (IC Fund). To date a total of \$283,000 in loans were provided to local SBE contractors with contracts on Hilltop - Phase 1 projects and Commercial Kitchen Replacement - Phase 2 project.

Technical Assistance Meetings with Contractors

7/1/16 Meeting with Wil Carney of Carney's Plastering to review his contract and bid proposal to Cahill for Plastering contract on Block 56-57, Buildings 4.

7/12/16 Met with Stanley Cooper of Cooper Construction to continue to give technical assistance with using the Digital Takeoff and estimating software application to prepare bid proposals.

7/14/16 Continue weekly meeting with Bruce Giron of GECMS to discuss what new projects are coming up in the next few months. Wants to set up a meeting and talk next week.

7/26/16 Met with Vernon Washington of Coast to Coast Drywall to discuss how his firm can bid on the drywall packages at the Shipyard and Candlestick Point projects. Will introduce him to Arash Baradaran of Cahill Contractors to see if they have any small rehab projects that Mr. Washington could bid.

7/28/16 Met with Al Norman of Al Norman Mechanical to discuss financial resources.



Workshops

No workshops were given for the month of July 2016.

Events (Monthly CAC Sub-Committee Meeting)

July 28, 2016, CAP staff attended the monthly CAC meeting. We presented a 6-month update about the CAP's achievements and progress. The meeting was held at the Frog Building located at the Hunter's Point Shipyard. There was a great turn-out for this meeting. We presented our 6-month update PowerPoint presentation to the committee and guest. The committee and guest were pleased with our progress. The committee requested that we present a full report to the CAC Committee on their next monthly meeting.

CAP Yearly Calendar

#	Workshop	What	Who	Confirm Location	Location	Date Appx
1	Orientation	CAP Open House	CAP Team/ Lennar Rep.	Yes	CAP Trailer	8/4/16 430pm-630pm
2	Company Marketing + Branding	Line Card Workshop	Jamilla Butler	No	Frog Building	8/13/16 10am-12am
3	Contract Review	Review your Contract and Subcontracts	Freddie Carter	Yes	Butler Office	9/1/16 430pm-630pm
4	Digital Take Off / Estimating #1	Estimating & Takeoff Software Training	Instructor: Sidney Martin CAP	Yes	Butler Office	9/24/16 8am-12pm
5	Digital Take Off / Estimating #2	Estimating & Takeoff Software Training	Instructor: Sidney Martin CAP	Yes	Butler Office	10/1/16 8am-12pm
6	Supplier Meet & Greet	Information on local supplier participation Network and create new business potential	CAP Staff	No	Frog Building	10/13/16 430pm-630pm
7	RFI / ASI- Change Orders	Contract Documentation	Joel Josehart	Yes	CAP Trailer	11/3/16 430pm-630pm
8	Microsoft Project 2013 #1 Essentials Training	Contract Documentation	Sidney Martin	Yes	Butler Office	11/17/16 430pm-630pm
9	Microsoft Project 2013 #1 Essentials Training	Contract Documentation	Sidney Martin	Yes	Butler Office	12/1/16 430pm-630pm

CAP will continue to provide estimating, project management and business development workshops to enhance local contractor's skills on how to submit a competitive bid. CAP staff will continue to outreach to the contractors to encourage them to use the CAP's office Digital Takeoff and Bid Builders estimating software applications to prepare their bids proposals, and Lennar Urban kindly provided Microsoft Project software to the CAP office systems which will allow contractors to create their construction project schedules. This should help them sharpen their pencils to produce a successful bid proposal and a profit.



PROJECT STATUS

Block 49 Activity

The project is completed. AMCO/YCD a third party developer is completing the application process for the 60 low-income rental units.

Blocks 51 Activity

Block 51 is completed.

Blocks 53-54 Activity

Blocks 53 & 54 is progressing same as last month: Alex Jones of Three Brothers Electric, a (Local SBE) is completing the final punch list of installation of the electrical on Block 53. Al Norman Mechanical, a (Local SBE) is completing the final punch list of installation of the plumbing on Block 54.

Block 52 Activity

HPS Block 52, Building 5, is a five-story type-VA (Wood Frame) structure of 38 residential units, over a type 1A garage podium. Block 52, along with Buildings 3 and 4, has been placed on hold.

Block 55 West & East Activity

Hunter's Point Shipyard - Blocks 55E and 55W is a Build Group Project. The Project will be of Type VB construction, and consists of sixty-six (66) each, 3-story, wood framed dwelling units with roof decks and slab on grade. Each of the 66 units is a standalone residential unit with its own entrance and private garage. The 66 units are organized into seven (7) Clusters or Buildings. There are no interior or exterior common use spaces located on site. All spaces are private use and function similar to single family living unit. Each individual building will be permitted separately. Construction is anticipated to begin roughly around September 2016, and be completed in 14 months.





Block 56 & 57 Activity

This project includes the construction of 98 market rate residential condominiums (flats and two-story townhouses) consisting of four separate buildings. Cahill Contractors is the Prime Contractor. Both buildings are completed with rough framing. The electrical and plumbing have started, drywall and plastering are underway. Buildings 1 & 2 on Block 57 B started excavation and grading.

Hilltop Pocket Park 15 & 16 Activity

Pocket Parks 15 and 16 are complete.

Hilltop Regional Park Activity

Anvil Builders (Local SBE) have completed the construction of Hilltop Regional Park located on the East side of Hilltop Phase 1 development between Block 56, Building 4 and Block 57 A, Building 3. Azul Works, (Local SBE) was a subcontractor to Anvil Builders. The "Overlook" concrete platform and pathway entrance are in front Block 57 A in the Innes Court Park and playground area. The "Overlook Platform" gives you a great view of the east bay and the rest of the Shipyard site.

Hilltop Streetscape Activity

The activities for this project is covered in the CAP 2/TAP Monthly report for July 2016, due to the trucking off-haul service activities. Please review CAP 2/TAP July 2016 Monthly report.

The Construction Assistance Program's Office was open in August 2013, currently now in the first month of year 4 of operation. This report covers 31 days in the month of July 2016.



CAP MONTHLY REPORT

August 2016

FivePoint

Hunters Point Shipyard

CONSTRUCTION ASSISTANCE PROGRAM

La Shon A. Walker

Director of Community Affairs

FivePoint

One Sansome Street, Suite 3200

San Francisco, CA 94104

Sidney Martin

Contractor Liaison/Sr. Project Manager

HPS/Construction Assistance Program

690 Hudson Avenue, Trailer B

San Francisco, CA 94124



Monthly Service for HPS Construction Assistance Program Office

The HPS Construction Assistance Program (CAP) Office provided services for 11 contractors that made multiple drop-in visits, totaling 21 return visits in the month of August, 2016 (see below). One new contracting firm visited the Shipyard project for the first time. Services provided included: One-on-One meetings, emails, phone calls, business development workshops. Areas of interest included: new project plan drawings, digital takeoff and bid estimating software support / assistance, email-blast notification of Pre-Bid Conference, the release of new project plan drawings, specifications, and addendums. Provide Business Financial Assistance and MLP loans information, email notification of new Business Development events and other business related services.

The following Contractors visited the Construction Assistance Program site office:

- ❖ (6) Meetings with Wil Carney of Carney's Plastering to give technical assistance with reviewing contract and financial assistant for Block 56.
- ❖ Met with Tiffani Elliott of Pure Admiration Painting to review paperwork for company branding.
- ❖ Met with Willie McGary of Hercules Builders to outreach to Suffolk Construction for framing contracts on Block 48 - Phase 2.
- ❖ (2) Met with Al Norman of Al Norman Mechanical for financial resources, set up a meeting with Bobby Jones of Jones Consulting for assistant.
- ❖ (2) Visits from Greg Butler and staff of Carter's Const. for technical assistance with copier, fax and documents downloads.
- ❖ Met with Rob Lonndum of FivePoint to give an overview of CAP.
- ❖ (2) Meetings with Roc Robinson of Diamond Roc, Inc. to discuss the use of the Bid Builders 15 estimating software to prepare bid proposals.
- ❖ (4) Office visits from B. Carson of Carter's Construction for computer use.
- ❖ Met with Bruce Giron of GECMS weekly to discuss new upcoming projects for his firm to bid.
- ❖ (*) Met with Trevor Long / Luis Cuestes of Custom Engineered Openings to discuss how their SBE firm can bid on Shipyard projects.
- ❖ Met with Nick Colina of Anco Iron to discuss the bid status of his last two bid proposals with Suffolk on Block 48 and BuildGroup on Block 55.

The numbers in (1) indicate those Contractors, who visited the CAP office multiple times for assistance in the month of August 2016. (*) indicate the intake of one new Contractors (Custom Engineered Openings) this month.





Construction Assistance Program Provided the Following Services: Bid Assistance/Outreach/Financial & Technical Assistance/Project Status

Bid Assistance/Outreach

RFP, PRE-BID Notification and Business Development Activities Outreach services provided to Local SBE Contractors and Suppliers

The Construction Assistance Program Office (CAP) continues to maintain an on-site plan room with current project plan drawings and specification manuals by providing both digital plan files and hard copy plan drawings. The CAP office will continue to send e-mail blasts to the impacted area contractors, suppliers, and vendors regarding upcoming Lennar Urban /BVHP Shipyard RFP's that are posted on the City's Bid and Contracts website for bidding opportunities. CAP provides LBE/DBE/SBE Certification information for local contractors to become certified with the City or State; Business Development Assistance with Surety-Bonding and Financial Assistance, and provide continuing education workshops and financial resources/or referrals to local Small Business Enterprise (SBE) contractors when needed. The CAP office continues to ask Developers, General Contractors/Estimators on other City projects to provide the CAP's office plan room, access to their project's plan drawings and specifications for posting to provide local SBE community contractors an opportunity to review and submit a bid proposal for those projects. The CAP office will follow up with outreach to local SBE contractors in the 94107, 94124, & 94134 zip code areas by sending an email blast of the Invitation to Bid, RFP or RFQ, Pre-Bid meeting's date & time and Bid Due date for those projects. The additional effort increases the local LBE/SBE contractors bidding opportunities outside of their community comfort zone, and the CP/HP Shipyard arena.





FINANCIAL & TECHNICAL ASSISTANCE ACTIVITIES

CAP Office Activity

The CAP office continues our efforts to set up “One-On-One” meetings between Prime Contractors or Large Infrastructure/Engineering contractors with local LBE/SBE contractors. These meetings help create opportunities for bidding partnerships. Typically, before a bid is awarded, the CAP office encourage larger contracting firms bidding on Candlestick Point and Hunters Point Shipyard projects to reach out to our pool of LBE/SBE contractors to include them as part of their bid proposal team. We encourage large contractors to include LBE/SBE contractors as second tier subcontractors and/or suppliers in their bid as part of their LBE/SBE “Good Faith Effort” participation.

CAP will continue to meet with local contractors who visited the CAP office for assistance, to review their company’s business plan and assess whether the company has capacity to handle a project at this current time. If they are not ready or do not have the capital/ finances in place to get started, CAP will work to develop a business plan with the contractor to help elevate the firm’s ability to bid, win and successfully completing contracts while making a profit.

CAP’s team member Nor-Cal FDC provides an assessment of LBE/SBE contractor capital needs and provides financial assistance to currently awarded LBE/SBE contractors on site. They also provide access to a Mobilization Loan Program (MLP) fund with a maximize loan amount not to exceed \$ 50,000. The Community Benefits Program (IC Fund) granted the first round of funding totaling \$250,000. To date a total of \$283,000 in loans have been provided to local SBE contractors with contracts on Hilltop - Phase 1 projects and Commercial Kitchen Replacement - Phase 2 project.

Technical Assistance Meetings with New Contractors

8/16/16 Met with Trevor Long / Luis Cuestes of Custom Engineered Openings to discuss how their SBE firm can bid on Shipyard projects.

Technical Assistance Meetings with LBE/SBE Contractors

8/30/16 Met with Clark Construction about the CAP program and they offer three training slots for local LBE/SBE working on Shipyard projects to sign up for their Contractor’s support training program to enhance their business development. The program is for six weeks. There will be four local contractors attending. Bruce Giron of GCEMS, James Mabrey of YADEJS, Tiffani Elliott of Pure Admiration Painting and sent an invite to CK Interiors to sign up. GCEMS and YADEJS currently have contracts on the Hilltop project, Phase 1. Classes start in September 2016.



Workshops



Orientation Documents.pdf

CAP hosted a "CAP 2016 Orientation" on August 4, 2016, from 4:30am-6:30pm at our CAP main office; Project Manager (PM) Sid Martin presented this orientation with Project Administrator (PA) Jamilla Butler. Sr. PM Martin gave an hour-long overview of the Construction Assistance Program, services available, technology partnership resources and workshops offered. Sr. PM Martin walked the contractors through a detailed outline on how too effective the use of the Construction Assistance Program. The way Mr. Martin structured the orientation made it easy for the contractors to stay involved, and engaged. We served continental breakfast and eight new contractors attended. Mr. Martin received great feedback for his course presentation and efficacy.



We had to reschedule this workshop due to location change, instructor and availability.

Events

No events for the month of August 2016.

CAP Yearly Calendar

#	Workshop	What	Who	Confirm Location	Location	Date Appx
1	Orientation	CAP Open House	CAP Team/ Lennar Rep.	Yes	CAP Trailer	8/4/16 430pm-630pm
2	Company Marketing + Branding	Line Card Workshop	Jamilla Butler	No	Frog Building	8/13/16 10am-12am
3	Contract Review	Review your Contract and Subcontracts	Freddie Carter	Yes	Butler Office	9/29/16 430pm-630pm
4	Digital Take Off / Estimating #1	Estimating & Takeoff Software Training	Instructor: Sidney Martin CAP	Yes	Butler Office	9/17/16 8am-12pm
5	Digital Take Off / Estimating #2	Estimating & Takeoff Software Training	Instructor: Sidney Martin CAP	Yes	Butler Office	9/24/16 8am-12pm
6	Supplier Meet & Greet	Information on local supplier participation Network and create new business potential	CAP Staff	No	Frog Building	10/13/16 430pm-630pm
7	RFI / ASI- Change Orders	Contract Documentation	Joel Josehart	Yes	CAP Trailer	11/3/16 430pm-630pm
8	Microsoft Project 2013 #1 Essentials Training	Contract Documentation	Sidney Martin	Yes	Butler Office	11/17/16 430pm-630pm
9	Microsoft Project 2013 #1 Essentials Training	Contract Documentation	Sidney Martin	Yes	Butler Office	12/1/16 430pm-630pm



CAP will continue to provide estimating, project management and business development workshops to enhance local contractor's skills on how to submit a competitive bid. CAP's staff will continue to outreach to contractors to encourage them to use the CAP's office Digital Takeoff and Bid Builders estimating software applications to prepare their bids proposals. Lennar Urban kindly provided Microsoft Project software to be installed the CAP office systems, which will allow contractors to create their construction project schedules when needed. This is another tool that should help them sharpen their pencils to produce a successful bid proposal and make a profit.

PROJECT STATUS

Block 48 Activity

Building C will be 2-story of Type VA construction over a concrete podium garage, with a landscaped roof deck. Building N1 will be 3-story of Type VA construction over a concrete podium garage. Buildings N2 and P will be entirely wood framed, consisting of 2-story townhomes over shared or private garages. There a total of 86 condominium dwelling units, with a landscaped courtyard between Blocks N1 and N2 and a landscaped driveway at Block P. Schedule to start construction in the October.

Block 49 Activity

The project is completed.

Blocks 51 Activity

Block 51 is completed.

Blocks 53-54 Activity

Blocks 53 & 54 is progressing. Alex Jones of Three Brothers Electric, a (Local SBE) is completing the final punch list for installation of the electrical on Block 53. Al Norman Mechanical, a (Local SBE) is completing the final punch list for installation of the plumbing on Block 54.

Block 52 Activity

HPS Block 52, Building 5, is a five-story type-VA (Wood Frame) structure of 38 residential units, over a type 1A garage podium. Block 52, building 3, 4 and 5 were placed on hold.

Block 55 West & East Activity

Hunter's Point Shipyard - Blocks 55E and 55W is a Build Group Project. The Project will be of Type VB construction, and consists of sixty-six (66) each, 3-story, wood framed dwelling units with roof decks and slab on grade. Each of the 66 units is a standalone residential unit with its own entrance and private garage. The 66 units are organized into seven (7) Clusters or Buildings. Each individual building will be permitted separately. Construction is anticipated to begin roughly around September 2016, and be completed in 14 months.



Block 56 & 57 Activity

This project includes the construction of 98 market rate residential condominiums (flats and two-story townhouses) consisting of four separate buildings. Cahill Contractors is the Prime Contractor. Both buildings are completed with rough framing. The electrical and plumbing has started, drywall and plastering is underway. Buildings 1 & 2 on Block 57 B started construction and are currently building the garage levels on both buildings.

PROJECT STATUS continue,

Hilltop Pocket Park 15 & 16 Activity

Pocket Parks 15 and 16 are complete.

Hilltop Regional Park Activity

Anvil Builders (Local SBE) have completed the construction of Hilltop Regional Park located on the East side of Hilltop Phase 1 development between Block 56, Building 4 and Block 57 A, Building 3. Azul Works, (Local SBE) was a subcontractor to Anvil Builders. The “Overlook” concrete platform and pathway entrance are in front Block 57 A in the Innes Court Park and playground area. The “Overlook Platform” gives you a great view of the East Bay and the rest of the Shipyard site.

Hilltop Streetscape Activity

The activities for this project is covered in the CAP 2/TAP Monthly report for August 2016, due to the trucking off-haul service activities. Please review CAP 2/TAP August 2016 Monthly report.



Block 48 – Hillside Development

The Construction Assistance Program’s Office was open in August 2013, currently now in the second month of 2016-2017 contract year. This report covers 31 days in the month of August 2016.



CAP MONTHLY REPORT

September 2016

FivePoint

Hunters Point Shipyard

CONSTRUCTION ASSISTANCE PROGRAM

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Director of Community Affairs
FivePoint
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San Francisco, CA 94104

Sidney Martin
Contractor Liaison/Sr. Project Manager
HPS/Construction Assistance Program
690 Hudson Avenue, Trailer B
San Francisco, CA 94124



Monthly Service for HPS Construction Assistance Program Office

The HPS Construction Assistance Program (CAP) Office provided services for 12 contractors of which four made multiple drop-in visits, totaling 17 office visits in the month of September 2016 (see below). Three of the 12 contractors were new visitors to the Shipyard project for the first time. Services provided included: One-on-One meetings, emails, phone calls, business development workshops. Areas of interest included: new project plan drawings, digital takeoff and bid estimating software support / assistance, email-blast notification of Pre-Bid Conference, the release of new project plan drawings, specifications and addendums. We provided Business Financial Assistance and MLP loans information, email notification of new Business Development events and other business related services.

The following Contractors visited the Construction Assistance Program site office:

- ❖ Met with Alex Jones of Three Brothers Electric to provide project update.
- ❖ (2) Office visits from B. Carson of Carter's Construction for computer and fax use.
- ❖ Met with Bruce Giron of GECMS weekly to discuss new upcoming projects for his firm to bid.
- ❖ (2) Met with Al Norman of Al Norman Mechanical for financial resources and follow-up with Bobby Jones of Jones Consulting for assistant.
- ❖ (*) Met with Chester Billinger of Billinger Painting to give an overview of CAP and a project update.
- ❖ (2) Meetings with Ron Davis of Concrete Landscape Services to discuss how to use Bid Builders 15 estimating software to prepare bid proposals.
- ❖ (*) Met with Angel Lomeli of Angel's Trucking to discuss how his trucks can be used to provide off-haul services on Shipyard projects.
- ❖ (4) Meetings with Wil Carney of Carney's Plastering to give technical assistance with reviewing contract and financial assistant for Block 56.
- ❖ Met with Eric Jones of On the Level Concrete to review plans for Block 56/57 site concrete and order a new set of plans from Cahill Contractors.
- ❖ Nehemiah Brown of Precision Drywall to provide a project update.
- ❖ Met with Ken Carbin and Cornell Miller of CK Interiors to discuss upcoming projects and results of Block 56/57 and Block 55.

The numbers in () indicate those Contractors, who visited the CAP office multiple times for assistance in the month of September 2016. (*) indicate the intake of three new Contractors (Billinger's Painting, Concrete Landscape Services and Angel's Trucking) this month.





Construction Assistance Program Provided the Following Services: Bid Assistance/Outreach/Financial & Technical Assistance/Project Status

Bid Assistance/Outreach

RFP, PRE-BID Notification and Business Development Activities Outreach services provided to Local SBE Contractors and Suppliers

The Construction Assistance Program Office (CAP) continues to maintain an on-site plan room with current project plan drawings and specification manuals by providing both digital plan files and hard copy plan drawings. The CAP office will continue to send e-mail blasts to the impacted area contractors, suppliers, and vendors regarding upcoming FivePoint /BVHP Shipyard RFP's that are posted on the City's Bid and Contracts website for bidding opportunities. CAP provides LBE/DBE/SBE Certification information for local contractors to become certified with the City or State; Business Development Assistance with Surety-Bonding and Financial Assistance, and provide continuing education workshops and financial resources/or referrals to local Small Business Enterprise (SBE) contractors when needed. The CAP office continues to ask Developers, General Contractors/Estimators on other City projects to provide the CAP's office plan room, access to their project's plan drawings and specifications for posting to provide local SBE community contractors an opportunity to review and submit a bid proposal for those projects. The CAP office will follow up with outreach to local SBE contractors in the 94107, 94124, & 94134 zip code areas by sending an email blast of the Invitation to Bid, RFP or RFQ, Pre-Bid meeting's date & time and Bid Due date for those projects. The additional effort increases the local LBE/SBE contractors bidding opportunities outside of their community comfort zone, and the CP/HP Shipyard arena.





FINANCIAL & TECHNICAL ASSISTANCE ACTIVITIES

CAP Office Activity

The CAP office continues our efforts to set up “One-On-One” meetings between Prime Contractors or Large Infrastructure/Engineering contractors with local LBE/SBE contractors. These meetings help create opportunities for bidding partnerships. Typically, before a bid is awarded, the CAP office encourage larger contracting firms bidding on Candlestick Point and Hunters Point Shipyard projects to reach out to our pool of LBE/SBE contractors to include them as part of their bid proposal team. We encourage large contractors to include LBE/SBE contractors as second tier subcontractors and/or suppliers in their bid as part of their LBE/SBE “Good Faith Effort” participation.

CAP will continue to meet with local contractors who visited the CAP office for assistance, to review their company’s business plan and assess whether the company has capacity to handle a project at this current time. If they are not ready or do not have the capital/ finances in place to get started, CAP will work to develop a business plan with the contractor to help elevate the firm’s ability to bid, win and successfully completing contracts while making a profit.

CAP team member, Nor-Cal FDC, provides an assessment of LBE/SBE contractor capital needs and provides financial assistance to currently awarded LBE/SBE contractors on site. They also provide access to a Mobilization Loan Program (MLP) fund with a maximize loan amount not to exceed \$ 50,000. The Community Benefits Program (IC Fund) granted the first round of funding totaling \$250,000. To date a total of \$283,000 in loans have been provided to local SBE contractors with contracts on Hilltop - Phase 1 projects and Commercial Kitchen Replacement - Phase 2 project. There were no new loans this month, several project are just starting.

Technical Assistance Meetings with New Contractors

9/16/16 Met with Chester Billinger of Billinger’s Painting to give an overview of CAP, a project update and provide technical assistant with Digital Takeoff and Bid Builders 15 software.

9/21/16 Met with Ron Davis of Concrete Landscape Services to discuss how to use Digital Takeoff and Bid Builders 15 estimating software to prepare his firm’s bid proposals. Also needed assistant with how to read public works and county water dept. bid invitations.

9/22/16 Met with Angel Lomeli of Angel’s Trucking to discuss how his fleet of trucks can be used to provide off-haul services on Shipyard projects. Mr. Lomeli just completed his certification with PUC to become a LBE Trucking Contractor on City projects.



Workshops



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BID BUILDERS AND DT WORKSHOP DOC



CAP hosted a "Bid Builders 14 + Digital Takeoff Software Training" workshop on September 17, 2016, and September 24, 2016 from 8:00am-12:00pm at Frog Building located at the Hunter's Point Shipyard. This was a two-weekend class presented by Project Manager Sid Martin and BE Group President Derf Butler. Mr. Martin gave a 10 course overview of the Digital Takeoff Software and walked the contractors through a detailed outline on efficient and effective use the Digital Takeoff Software. He also starting review of Chapters 1-4 on Bid Builders. The second week Mr. Butler continued by outlining and reviewing Chapters 5-19 of Bid Builders. The course and materials presented by Mr. Martin and Mr. Butler were structured for simple thoughtful engagement of contractors in attendance. The course made it easy for contractors to stay involved and absorbed in the materials. We served both breakfast and lunch to the 8 contractors in attendance. Mr. Martin and Mr. Butler received great feedback for course presentation and efficacy.



CONTRACT REVIEW WORKSHOP DOC



CAP hosted a "Contract Review" workshop on September 29, 2016 from 4:30pm-6:30pm at Frog Building located at the Hunter's Point Shipyard. Freddie Carter presented this workshop from Carter Construction. He gave an overview of Contract Review and walked the contractors through a detailed outline on effective review of their contracts. Mr. Martin and Mr. Butler received great feedback for course presentation and efficacy.

Pre-Bids Conference

No Pre-Bids for the month of September 2016.

CAP will continue to provide estimating, project management and business development workshops to enhance local contractor's skills on how to submit a competitive bid. CAP's staff will continue to outreach to contractors to encourage them to use the CAP's office Digital Takeoff and Bid Builders estimating software applications to prepare their bids proposals. Lennar Urban kindly provided Microsoft Project software to be installed the CAP office systems, which will allow contractors to create their construction project schedules when needed. This is another tool that should help them sharpen their pencils to produce a successful bid proposal and make a profit.



PROJECT STATUS

Block 48 Activity

Building C will be 2-story of Type VA construction over a concrete podium garage, with a landscaped roof deck. Building N1 will be 3-story of Type VA construction over a concrete podium garage. Buildings N2 and P will be entirely wood framed, consisting of 2-story townhomes over shared or private garages. There a total of 86 condominium dwelling units, with a landscaped courtyard between Blocks N1 and N2 and a landscaped driveway at Block P. Schedule to start construction in the November.

Block 49 Activity

The project is completed.

Blocks 50 & 51 Activity

Block 50 & 51 are completed.

Block 52 Activity

HPS Block 52, Building 5, is a five-story type-VA (Wood Frame) structure of 38 residential units, over a type 1A garage podium. Block 52, building 3, 4 and 5 were placed on hold.

Blocks 53-54 Activity

Blocks 53 & 54 is progressing. Alex Jones of Three Brothers Electric, a (Local SBE) is completing the final punch list for installation of the electrical on Block 53. Al Norman Mechanical, a (Local SBE) is completing the final punch list for installation of the plumbing on Block 54.

Block 55 West & East Activity

Hunter's Point Shipyard - Blocks 55E and 55W is a Build Group Project. The Project will be of Type VB construction, and consists of sixty-six (66) each, 3-story, wood framed dwelling units with roof decks and slab on grade. Each of the 66 units is a standalone residential unit with its own entrance and private garage. The 66 units are organized into seven (7) Clusters or Buildings. Each individual building will be permitted separately. Construction is anticipated to begin late October 2016, and be completed in 14 months.

Block 56 & 57 Activity

This project includes the construction of 98 market rate residential condominiums (flats and two-story townhouses) consisting of four separate buildings. Cahill Contractors is the Prime Contractor. Carney's Plastering (Local LBE) has started the plastering on Block 56, Building 4. Buildings 1 & 2 on Block 57 B started construction and are currently building the garage and Level 2 on both buildings.



PROJECT STATUS continue,

Hilltop Pocket Park 15 & 16 Activity

Pocket Parks 15 and 16 are complete.

Hilltop Regional Park Activity

Anvil Builders (Local SBE) have completed the construction of Hilltop Regional Park located on the East side of Hilltop Phase 1 development between Block 56, Building 4 and Block 57 A, Building 3. Azul Works, (Local SBE) was a subcontractor to Anvil Builders. The “Overlook” concrete platform and pathway entrance are in front Block 57 A in the Innes Court Park and playground area. The “Overlook Platform” gives you a great view of the East Bay and the rest of the Shipyard site.

Hilltop Streetscape Activity

The activities for this project is covered in the CAP 2/TAP Monthly report for August 2016, due to the trucking off-haul service activities. Please review CAP 2/TAP August 2016 Monthly report.



Block 48 – Hillside Development

The Construction Assistance Program’s Office was open in August 2013, currently now in the third month of 2016-2017 contract year. This report covers 30 days in the month of September 2016.



CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2) CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II JULY 2016 MONTHLY REPORT

La Shon A. Walker
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Trucking Administration Program
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CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2) CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II

Introduction

The Construction Assistance Program - 2 (CAP 2) is a community benefit negotiated by Lennar Urban and the Bayview/Hunters Point (BVHP) Community. Lennar Urban is the developer of the Candlestick Point/Hunters Point Shipyard Phase II (CPHPS) Development Projects. The Construction Assistance Program's main objective is to encourage local SBE/LBE contractors in the Bayview/Hunters Point (BVHP) Community to engage the construction opportunities on the Candlestick Point/Hunters Point Shipyard (CPHPS) Phase II Development Projects.

The following are services provided to SBE/LBE contractors and trucking subcontractors under the CAP 2 Program:

I. Outreach

CAP 2 coordinated and executed all outreach meetings to maximize participation and increase bid opportunities for the impacted local area contractors to perform work on both horizontal and vertical construction projects for CP/HSP Phase II development.

II. Workshops

CAP 2 is committed to keeping the businesses we serve informed, educated, and current on legislation, industry standards and technical software that helps them continue to be competitive and successful.

III. Technical Assistance

The CAP 2 program assists SBE/LBE contractors in the BVHP Community with technical support such as prequalification, construction software technology training, business development training, bid proposal preparation and assistance in securing financing.



IV. TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) has developed a unique Small Business Trucking Program Management System that culminates in the use of our Trucking Off-Haul Participation Plan and Trucking Compliance Monitoring Program. CAP 2 provides targeted outreach to Bayview/Hunters Point (94124, 94134, and 94107) owner operators and trucking companies to assure that project general contractors put forth a good faith effort to achieve the required participation goal for local subcontractor participation.

All Contractors, Subcontractors and their 2nd tier subcontractors shall use the services of the Trucking Program Administrator to provide the hauling services for this contract.

The Administrator utilized the Trucking Referral Procedures outlined below

1. The Contractor shall request trucking referral services via E-mail, by 1:30 pm, the day before the required time of referral.
2. Once the Administrator receives the E-mailed trucking requisition form from the contractor, he or she will go to the list and call the trucking companies in the following order:
 - Owner Operators in the Bay View/Hunters Point Area
 - Owner Operators in San Francisco
 - Companies with drivers in the Bay View/Hunters Point Area
 - Companies with drivers in San Francisco
 - Companies outside the City and County of San Francisco
3. The Administrator will then provide the contractor/subcontractor with a confirmation E-mail within two hours of receiving the requisition form.

TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) continues to exceed expectations, meet the demand for quality service and provides professional local SBE trucking services. CAP 2 utilized the TAP program on the following projects:

1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

2. HPS PHASE 1 STREETScape HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

4. CP- 02, 03, 04 DEMOLITION, MASS GRADING AND SURCHARGE

Contractor: DeSilva Gates Construction

5. HPS PHASE 2 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

The total trucking participation for all active projects in July 2016 is as follows:

BAYVIEW/HUNTERS POINT OWNER OPERATORS - 0%

SAN FRANCISCO OWNER OPERATOR - 0%

BAYVIEW/HUNTERS POINT TRUCKING COMPANIES - 100%

TRUCKING COMPANIES SAN FRANCISCO - 0%

OUTSIDE OWNER OPERATORS & TRUCKING COMPANIES - 0%

Total of 9 trucks and 84 Loads

TRUCKING PARTICIPATION BY PROJECT



1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

In the month of July 2016, Ghilotti Brothers Inc., as part of a joint venture with Anvil Builders, utilized the services of Eighteen Trucking for the off haul of broken asphalt and dirt from the CP-01 job-site located at Gilman Avenue and Arelious Walker Drive. Ghilotti Brothers Inc. also utilized the services of Eighteen Trucking for the import of aggregate materials from Bay Area quarries onto the CP-01 job-site.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	Vehicles Requested
Eighteen Trucking	Bayview	transfer trucks	4
		super dump trucks	4
Total trucks			8

BAYVIEW TRUCKING COMPANIES 100%
TOTALING 4 TRUCKS – 16 LOADS



2. HPS PHASE 1 STREETScape HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

In the month of July 2016, GECMS / McGuire and Hester Joint Venture utilized the services of Eighteen Trucking for the off haul of broken concrete and broken asphalt as well as the import of aggregate materials, such as washed concrete sand, base rock and paving asphalt into the HPS1 job-site located at Friedell Street and Hudson Ave.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
Eighteen Trucking	Bayview	Transfer truck	1
		Ten wheel trucks	4
		Total Trucks	

BAYVIEW TRUCKING COMPANIES 100%
TOTALING 5 TRUCKS – 68 LOADS



3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

In the month of July 2016, Carter's Construction did not require the services of the Trucking Administration Program for the HPS Phase 2 Commercial Kitchen job-site located at Galvez Avenue and Robinson Street.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
Total Trucks			

BAYVIEW TRUCKING COMPANIES 0%

TOTALING 0 TRUCKS – 0 LOADS



4. CP - 02, 03, 04 DEMOLITION, MASS GRADING & SURCHARGE

Contractor: DeSilva Gates Construction

In the month of July 2016, DeSilva Gates Construction did not require the services of the Trucking Administration Program for the CP - 02, 03, 04 Demolition, Mass Grading and Surcharge job site located on the previous site of Candlestick Park.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
TOTAL			0

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCKS – 0 LOADS



5. HPS PHASE 1 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

In the month of July 2016, Carter's Construction did not require the services of the Trucking Administration Program at the Artist Parcel Infrastructure job-site located at Galvez Avenue and Horne Avenue. Carter Construction used sub-contractor Azul Works for street sweeping service.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
TOTAL			

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCK – 0 LOADS

WORKSHOPS AND INFORMATIONAL MEETINGS:

There were no Workshops or Informational Meetings in the month of July 2016.

PRE-BID CONFERENCES

There were no Pre-Bid Conferences in the month of July 2016

COMMENTS:

The trucking activity on CP/HPS Phase 1 & 2 projects decreased in the month of July 2016 due to the inactivity at the CP – 02, 03, 04 Surcharge job-site. Trucking activity is expected to increase in the coming months due to the expected requirement for trucking off haul on the contract recently awarded to DeSilva Gates Construction / Anvil Builders Joint Venture for the Block 48 Hillside Project.

ISSUES AND CONCERNS:

There were no issues or concerns in the Month of July 2016.



**CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2)
CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II
AUGUST 2016 MONTHLY REPORT**

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CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2) CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II

Introduction

The Construction Assistance Program - 2 (CAP 2) is a community benefit negotiated by Lennar Urban and the Bayview-Hunters Point (BVHP) Community. Lennar Urban is the developer of the Candlestick Point-Hunters Point Shipyard Phase II (CPHPS) Development Projects. The Construction Assistance Program's main objective is to encourage local SBE/LBE contractors in the Bayview-Hunters Point (BVHP) Community to engage the construction opportunities on the Candlestick Point-Hunters Point Shipyard (CPHPS) Phase II Development Projects.

The following are services provided to SBE/LBE contractors and SBE/LBE trucking subcontractors under the CAP 2 Program:

I. Outreach

CAP 2 coordinates and executes all outreach meetings to maximize participation and increase bid opportunities for the impacted local area contractors to perform work on both horizontal and vertical construction projects for CP-HSP Phase II development.

II. Workshops

CAP 2 is committed to keeping the businesses we serve informed, educated, and current on legislation, industry standards and technical software that helps them continue to be competitive and successful.

III. Technical Assistance

The CAP 2 program assists SBE/LBE contractors in the BVHP Community with technical support such as prequalification, construction software technology training, business development training, bid proposal preparation and assistance in securing financing.

IV. TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) has developed a unique Small Business Trucking Program Management System that culminates in the use of our Trucking Off-Haul Participation Plan and Trucking Compliance Monitoring Program. CAP 2 provides targeted outreach to Bayview/Hunters Point (94124, 94134, and 94107) owner operators and trucking companies to assure that project general contractors put forth a good faith effort to achieve the required participation goal for local subcontractor participation.

All Contractors, Subcontractors and their 2nd tier subcontractors shall use the services of the Trucking Program Administrator to provide the hauling services for this contract.

The Administrator utilized the Trucking Referral Procedures outlined below

1. The Contractor shall request trucking referral services via E-mail, by 1:30 pm, the day before the required time of referral.
2. Once the Administrator receives the E-mailed trucking requisition form from the contractor, he or she will go to the list and call the trucking companies in the following order:
 - Owner Operators in the Bay View/Hunters Point Area
 - Owner Operators in San Francisco
 - Companies with drivers in the Bay View/Hunters Point Area
 - Companies with drivers in San Francisco
 - Companies outside the City and County of San Francisco
3. The Administrator will then provide the contractor/subcontractor with a confirmation E-mail within two hours of receiving the requisition form.

TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) continues to exceed expectations, meet the demand for quality service and provides professional local SBE trucking services. CAP 2 utilized the TAP program on the following projects:

1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

2. HPS PHASE 1 STREETSCAPE HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

4. CP- 02, 03, 04 DEMOLITION, MASS GRADING AND SURCHARGE

Contractor: DeSilva Gates Construction

5. HPS PHASE 2 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

**The total trucking participation for all active projects in
August 2016 is as follows:**

BAYVIEW/HUNTERS POINT OWNER OPERATORS - 0%

SAN FRANCISCO OWNER OPERATOR - 0%

BAYVIEW/HUNTERS POINT TRUCKING COMPANIES - 100%

TRUCKING COMPANIES SAN FRANCISCO – 0%

OUTSIDE OWNER OPERATORS & TRUCKING COMPANIES – 0%

Total of 20 trucks and 208 Loads

TRUCKING PARTICIPATION BY PROJECT



1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

In the month of August 2016, Ghilotti Brothers Inc., as part of a joint venture with Anvil Builders, utilized the services of Eighteen Trucking for the transfer of dirt from the CP-01 job-site located at Gilman Avenue and Arelious Walker Drive to Candlestick Park. Ghilotti Brothers Inc. also utilized the services of Eighteen Trucking for the import of aggregate materials from Syar Quarry, Lake Herman Road Vallejo, CA onto the CP-01 job-site.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	Vehicles Requested
Eighteen Trucking	Bayview	ten wheel trucks	1
		super dump trucks	16
		Total trucks	

BAYVIEW TRUCKING COMPANIES 100%
TOTALING 17 TRUCKS – 180 LOADS



2. HPS PHASE 1 STREETSCAPE HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

In the month of August 2016, GECMS / McGuire and Hester Joint Venture utilized the services of Eighteen Trucking for the off haul of broken concrete and broken asphalt as well as the import of aggregate materials, such as washed concrete sand, base rock and paving asphalt into the HPS1 job-site located at Friedell Street and Hudson Ave.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
Eighteen Trucking	Bayview	transfer trucks	2
		Super dump truck	1
Total Trucks			3

BAYVIEW TRUCKING COMPANIES 100%
TOTALING 3 TRUCKS – 28 LOADS



3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

In the month of August 2016, Carter's Construction did not require the services of the Trucking Administration Program for the HPS Phase 2 Commercial Kitchen job-site located at Galvez Avenue and Robinson Street.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
Total Trucks			

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCKS – 0 LOADS



4. CP - 02, 03, 04 DEMOLITION, MASS GRADING & SURCHARGE

Contractor: DeSilva Gates Construction

In the month of August 2016, DeSilva Gates Construction did not require the services of the Trucking Administration Program for the CP - 02, 03, 04 Demolition, Mass Grading and Surcharge job site located on the previous site of Candlestick Park.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
TOTAL			0

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCKS – 0 LOADS



5. HPS PHASE 1 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

In the month of August 2016, Carter's Construction did not require the services of the Trucking Administration Program at the Artist Parcel Infrastructure job-site located at Galvez Avenue and Horne Avenue. Carter Construction used sub-contractor Azul Works for street sweeping service.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			
TOTAL			

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCK – 0 LOADS

WORKSHOPS AND INFORMATIONAL MEETINGS:

There were no Workshops or Informational Meetings in the month of August 2016.

PRE-BID CONFERENCES

There were no Pre-Bid Conferences in the month of August 2016

COMMENTS:

Trucking activity is expected to increase in the coming months due to the expected requirement for trucking off haul on the contract recently awarded to DeSilva Gates Construction / Anvil Builders Joint Venture for the Block 48 Hillside Project and DeSilva Gates Construction / Hoseley Construction Joint Venture, CP - 02,03,04 Street Improvements – Deep Utilities Project. There will be a Pre-Construction Meeting on September 1, 2016 at 11:00 a.m. with DeSilva Gates Construction to discuss the future trucking requirements for the month on September 2016.

ISSUES AND CONCERNS:

There were no issues or concerns in the Month of August 2016.



CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2) CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II SEPTEMBER 2016 MONTHLY REPORT

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CONSTRUCTION ASSISTANCE PROGRAM - 2 (CAP 2) CANDLESTICK POINT / HUNTERS POINT SHIPYARD PHASE II

Introduction

The Construction Assistance Program - 2 (CAP 2) is a community benefit negotiated by Lennar Urban and the Bayview-Hunters Point (BVHP) Community. Lennar Urban is the developer of the Candlestick Point-Hunters Point Shipyard Phase II (CPHPS) Development Projects. The Construction Assistance Program's main objective is to encourage local SBE/LBE contractors in the Bayview-Hunters Point (BVHP) Community to engage the construction opportunities on the Candlestick Point-Hunters Point Shipyard (CPHPS) Phase II Development Projects.

The following are services provided to SBE/LBE contractors and SBE/LBE trucking subcontractors under the CAP 2 Program:

I. Outreach

CAP 2 coordinates and executes all outreach meetings to maximize participation and increase bid opportunities for the impacted local area contractors to perform work on both horizontal and vertical construction projects for CP-HSP Phase II development.

II. Workshops

CAP 2 is committed to keeping the businesses we serve informed, educated, and current on legislation, industry standards and technical software that helps them continue to be competitive and successful.

III. Technical Assistance

The CAP 2 program assists SBE/LBE contractors in the BVHP Community with technical support such as prequalification, construction software technology training, business development training, bid proposal preparation and assistance in securing financing.



IV. TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) has developed a unique Small Business Trucking Program Management System that culminates in the use of our Trucking Off-Haul Participation Plan and Trucking Compliance Monitoring Program. CAP 2 provides targeted outreach to Bayview/Hunters Point (94124, 94134, and 94107) owner operators and trucking companies to assure that project general contractors put forth a good faith effort to achieve the required participation goal for local subcontractor participation.

All Contractors, Subcontractors and their 2nd tier subcontractors shall use the services of the Trucking Program Administrator to provide the hauling services for this contract.

The Administrator utilized the Trucking Referral Procedures outlined below

1. The Contractor shall request trucking referral services via E-mail, by 1:30 pm, the day before the required time of referral.
2. Once the Administrator receives the E-mailed trucking requisition form from the contractor, he or she will go to the list and call the trucking companies in the following order:
 - Owner Operators in the Bay View/Hunters Point Area
 - Owner Operators in San Francisco
 - Companies with drivers in the Bay View/Hunters Point Area
 - Companies with drivers in San Francisco
 - Companies outside the City and County of San Francisco
3. The Administrator will then provide the contractor/subcontractor with a confirmation E-mail within two hours of receiving the requisition form.

TRUCKING ADMINISTRATION PROGRAM

The Trucking Administration Program (TAP) continues to exceed expectations, meet the demand for quality service and provides professional local SBE trucking services. CAP 2 utilized the TAP program on the following projects:

1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

2. HPS PHASE 1 STREETScape HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

4. CP- 02, 03, 04 DEMOLITION, MASS GRADING AND SURCHARGE

Contractor: DeSilva Gates Construction

5. HPS PHASE 2 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

**The total trucking participation for all active projects in
September 2016 is as follows:**

BAYVIEW/HUNTERS POINT OWNER OPERATORS - 0%

SAN FRANCISCO OWNER OPERATOR - 0%

BAYVIEW/HUNTERS POINT TRUCKING COMPANIES - 100%

TRUCKING COMPANIES SAN FRANCISCO – 0%

OUTSIDE OWNER OPERATORS & TRUCKING COMPANIES – 0%

Total of 4 trucks and 32 Loads

TRUCKING PARTICIPATION BY PROJECT



1. CP-01 INFRASTRUCTURE

Contractors: Ghilotti Brothers Inc. / Anvil Builders Joint Venture

In the month of September 2016, Ghilotti Brothers Inc., as part of a joint venture with Anvil Builders, utilized the services of Eighteen Trucking for the transfer of dirt from the CP-01 job-site located at Gilman Avenue and Arelious Walker Drive to Candlestick Park. The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	Vehicles Requested
Eighteen Trucking	Bayview	ten wheel trucks	4
		super dump trucks	0
Total trucks			4

BAYVIEW TRUCKING COMPANIES 100%
TOTALING 4 TRUCKS – 32 LOADS



2. HPS PHASE 1 STREETSCAPE HILLTOP

Contractor: GECMS / McGuire and Hester Joint Venture

In the month of September 2016, GECMS / McGuire and Hester Joint Venture did not utilize the services of the Trucking Administration Program onto the HPS1 job-site located at Friedell Street and Hudson Ave.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			0
Total Trucks			0

BAYVIEW TRUCKING COMPANIES 100%

TOTALING 0 TRUCKS – 0 LOADS



3. HPS PHASE 2 COMMERCIAL KITCHEN

Contractor: Carter's Construction

In the month of September 2016, Carter's Construction did not require the services of the Trucking Administration Program for the HPS Phase 2 Commercial Kitchen job-site located at Galvez Avenue and Robinson Street.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			0
Total Trucks			0

BAYVIEW TRUCKING COMPANIES 0%

TOTALING 0 TRUCKS – 0 LOADS



4. CP - 02, 03, 04 DEMOLITION, MASS GRADING & SURCHARGE

Contractor: DeSilva Gates Construction

In the month of September 2016, DeSilva Gates Construction did not require the services of the Trucking Administration Program for the CP - 02, 03, 04 Demolition, Mass Grading and Surcharge job site located on the previous site of Candlestick Park.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			0
TOTAL			0

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCKS – 0 LOADS



5. HPS PHASE 1 ARTIST PARCEL INFRASTRUCTURE

Contractor: Carter's Construction

In the month of September 2016, Carter's Construction did not require the services of the Trucking Administration Program at the Artist Parcel Infrastructure job-site located at Galvez Avenue and Horne Avenue. Carter Construction used sub-contractor Azul Works for street sweeping service.

The chart below shows the summarized trucking activity for this project.

Subcontractor	Location	Type of Vehicles	# Vehicles Requested
None			0
TOTAL			0

BAYVIEW TRUCKING COMPANIES 0%
TOTALING 0 TRUCK – 0 LOADS

WORKSHOPS AND INFORMATIONAL MEETINGS:

There were no Workshops or Informational Meetings in the month of September 2016.

PRE-BID CONFERENCES

There was a Pre-Construction Meeting on September 1, 2016 at 11:00 a.m. with DeSilva Gates Construction, OCII and CityBuild to discuss the start of the Wet Utilities contract on Candlestick Point 02, 03 and 04 project. D. W. Young Construction was awarded the contract and giving a notice to proceed. There will be future trucking requirements in the month of October 2016.

COMMENTS:

Trucking activity is expected to increase in the coming months due to the expected requirement for trucking off haul on the contract recently awarded to DeSilva Gates Construction / Anvil Builders Joint Venture for the Block 48 Hillside Project and DeSilva Gates Construction / Hoseley Construction Joint Venture, CP - 02,03,04 Street Improvements – Deep Utilities Project subcontracted to D. W. Young Construction.

ISSUES AND CONCERNS:

There were no issues or concerns in the Month of September 2016.

FIVE POINT COMMUNITIES

Job Training by Year - Inception to Q3 2016

Expenditure Filter CYQ	Value (Multiple Items)	
Cost Code	CY	Expenditure
8794.6 Job Training	2005	103,645
	2006	154,742
	2007	216,714
	2008	80,239
	2009	292,900
	2010	208,924
	2011	171,720
	2012	169,067
	2013	183,750
	2014	77,138
	2015	242,874
	2016	83,332
8794.6 Job Training Total		1,985,044
Grand Total		1,985,044

OCII Community Benefits Agreement Compliance Analysis Q3 2016

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 1 § 3	Construction Assistance Program "CAP" Opportunities for BVHP Area Contractors as described in more detail below:	See below	In Progress			
	a) Owner Consolidated Insurance Program	Pending Review	In Progress		No documentation provided	
	b) Surety Bond Program	Pending Review	In Progress		No documentation provided	
	c) Technical Assistance Program	In Compliance	In Progress	Master Developer has hired Butler Enterprises to administer the Phase 1 and Phase 2 CAP program.	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance
	d) Financial Assistance Program	In Compliance	In Progress	Master Developer has hired Butler Enterprises to provide assistance with securing financing and with accessing the "Mobilization Loan Program".	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance
	e) Mentorship Program	In Compliance	In Progress	The Mentorship Protégé program has been administered by the Renaissance Entrepreneurship Center since 2010. Since Renaissance Entrepreneurship Center has taken over the program, protégés have been able to secure in contracts with a total value of more than \$45,000,000, and have employed more than 180 people, the majority of whom are D10 residents.	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 2 § 5.2	<u>Construction Assistance Program</u> a) \$2.5 million (\$250,000/year for up to 10 years) for implementation of programs described below in c)-e)	Pending Review	In Progress		No documentation provided	
	b) Insurance and Credit Support (\$1 million for OCII surety bond and credit support program)	In Compliance	In Progress	Master Developer has made the first \$250,000 payment in accordance with the project schedule.		In Compliance
	c) Technical Assistance Program (on-site contractor liaison)	In Compliance	In Progress	Butler Enterprises has administered the Phase 2 CAP program since August 2013.	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance
	d) Contractor Workshops	In Compliance	In Progress	Butler Enterprises held 3 workshops in September and 1 contractor orientation workshop in August.	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance
	e) Trucking Program	In Compliance	In Progress	Butler Enterprises administers the Trucking Program as part of the CAP.	Master Developer has provided supporting documentation demonstrating compliance for Q3.	In Compliance
Phase 1 § 4	<u>Community Builder Program</u> 30% of private housing developments lots to be offered for development in partnership with Community Builders	Pending Review	In Progress	Additional information requested regarding the qualifications of Community Builders.	No documentation provided	Partial Compliance
Phase 2 § 5.1	<u>Community Builder Program</u> Master Developer will make available 500 units for development by Community Builders in Phase 2	In Compliance	Anticipated to commence in next Major Phase of development.	No Phase 2 Community Builder lots have been assigned for the initial Candlestick Point Major Phase. Obligation will be fulfilled in future Major Phases on Candlestick and/or the Hunters Point Shipyard. OCII has engaged community partners on Phases 1-3 of Alice Griffith, totaling 306 units.	—	In Compliance
Phase 1 § 5	<u>Interim African Marketplace</u> Master Developer must establish an Interim African Marketplace until the permanent site is completed	In Compliance	In Progress	Master Developer organized events in 2006 and 2007 and has subsequently provided a \$180,000 cash contribution to OCII to continue work in fulfillment of the IAM program. OCII organized events in 2008 and 2009. The remaining \$80,000 balance has been returned to Master Developer, who is working with CAC to plan future events.	—	In Compliance
Phase 2 § 3.2 -	<u>Community Facilities Space</u> Master Developer shall make available to OCII 7.5% of the aggregate retail space in the project (not to exceed 65,000 sf) for community serving uses	In Compliance	In Progress	Master Developer to provide 35,000 square feet of retail space in Candlestick, to be approved by OCII in Sub-Phase approval for CP 02, 03, and 04. Remaining 30k square feet will be provided in a future Major Phase at the Shipyard.	—	In Compliance

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 2 § 3.2 -	<u>Community Facilities Space for International African Marketplace (IAM)</u> (i) A portion of the Community Facilities Space within retail Vertical Projects on the Candlestick Site shall be used for an indoor IAM	In Compliance	In Progress	The planned location for the permanent outdoor IAM is in s Northside Park. The indoor IAM is proposed to be located on Block CP South 8a, the square footage of the indoor IAM will be determined through Schematic Design process.	—	In Compliance
Phase 2 § 3.2 -	<u>Community Facilities Space for other uses</u> (ii) a portion of the Community Facilities Spaces will be used for San Francisco Public Library Facilities (iii) 3,000 sf will be used for a information center for the CP State Recreation Area	In Compliance	In Progress	The CP State Recreation Area will be provided in space developed in Sub-Phase CP-17. OCII staff to continue working with the San Francisco Public Library to identify needs in Candlestick.	—	In Compliance
Phase 1 § 7	<u>Cultural Historic Recognition Program</u> Master Developer is obligated to: a) create a public art program that provides opportunities for local artists; b) install 500 sf of youth tiles; c) create historic walkway; and d) engage and maintain a fundraising consultant to secure funding	In Compliance	In Progress	OCII has implemented the Shipyard Public Art program with federal funding; Master Developer has installed initial youth tiles and will complete tile installation of remaining youth tiles as park construction progresses; historic walkway to be located along the Coleman Promenade.	—	In Compliance
Phase 1 § 7	<u>Business Incubator Space Program</u> Master Developer is obligated to provide Business Incubator Space within the Shipyard. The space will be provided to OCII at cost (without profit) for operation of a business incubator program.	In Compliance	In Progress	Phase 1 Program: Facilitate the growth and development of a variety of businesses at the Shipyard through space provided at cost. > Phase 1 Update: Master Developer to provide space in the Phase 2 project. > Phase 2 Program: Master Developer and OCII will work together develop Building 813, an approximately 260k sq. ft. building, for the use as a center for the incubation of emerging businesses and technologies. > Phase 2 Update: OCII acquired Building 813 from the Navy in September.	—	In Compliance
Phase 1 § 8	<u>Home Buyer Assistance Program</u> Master Developer is required to develop a program to provide assistance to qualified Phase 1 home buyers, including: a) Down Payment Assistance, b) First Time Buyer Financing Program, c) Homeownership Counseling	Pending Review	In Progress	The Down Payment Assistance and First Time Buyer Financing Programs are set forth in the Vertical DDAs. Master Developer and Vertical Developers have been working with lenders to provide financing options including K&L community mortgage program.	No documentation provided	

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 1 § 9	<u>Job Training and Employee Assistance Program</u> Master Developer must contribute \$225,000 per year to fund community based organization that provide suitable job training services.	Partial Compliance	In Progress	Total funding obligation to date (2005-2014) is \$ 2,250,000. To date, Master Developer has provided a total of approximately \$ 1,950,000. Master Developer has presented a plan to accelerate Job Training expenditures to achieve compliance by 2018.	Expenditure total for year 2016 (totaling \$83,332) was provided but documentation did not include transaction reports demonstrating payments to CBOs.	Partial Compliance
Phase 1 § 10	<u>Local Community Priority Leasing Program</u> Master Developer must encourage local businesses to lease available retail spaces within Phase 1 by actively notifying local businesses of upcoming leasing opportunities	In Compliance	Not Applicable	To date no retail space has been developed in Phase 1.	–	In Compliance
Phase 1 § 11	<u>Small Business Assistance Program</u> Master Developer is required to identify opportunities to assist small businesses in BVHP with obtaining contracts by: a) creating and bi-annually updating a directory of local small businesses, b) requiring its contractors and consultants to use their best efforts to purchase no less than 20% of the dollar value of all of their Shipyard Project related purchases from BVHP Area Small Businesses. Contractors and consultants are required to provide monthly progress reports on the dollars spent with BVHP Area Small Businesses. Lennar is required to include language in their contracts with consultants and contractors regarding this obligation. c) host quarterly networking workshops for BVHP Area Small Businesses	Partial Compliance	In Progress	A) Master Developer currently publishes a directory of local suppliers with contractors through the CAP program, but was not shared with Professional Services consultants not using suppliers. Master Developer has launched a suppliers website available to all contractors. B) Master Developer has hired Butler Enterprises to host networking events for suppliers quarterly.	Developer does not include language in their consultant and contractor contracts regarding making 20% of their project related purchases from BVHP Area Small Businesses.	Partial Compliance
Phase 1 § 12	<u>Outreach Program</u> Master Developer is required to disseminate project information, in addition to program specific information, via website, quarterly newsletters, special mailings and similar outreach activities. Master Developer is also required to translate communications into Chinese, Spanish and Samoan.	Partial Compliance	In Progress	Master Developer is required to disseminate project information and provide compliance in context of CBA Exhibit L - , in addition to program specific information, via website, quarterly newsletters, special mailings and similar outreach activities. Master Developer is also required to translate communications into Chinese, Spanish and Samoan.	Master Developer does not yet provide translated documents in Samoan and should demonstrate outreach activities in context of CBA Exhibit L.	Partial Compliance

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 1 § 13	<u>Status Reports</u> Master Developer is required to provide a quarterly written status report to OCII and CAC . Additionally, Master Developer is required to make a Status Report presentation to CAC.	Partial Compliance	In Progress	The Q1 Report was presented to the CAC on April 11, 2016. Q2 has not been presented to the CAC. The combined Q1 and Q2 report and supporting documentation was provided to OCII on September 23, 2016. The Q3 Report was provided to OCII on November 1, 2016.	Per the CBA, the Master Developer is responsible for presenting Quarterly CB Report to the CAC.	Partial Compliance
Phase 2 § 5.3	<u>Community Real Estate Broker Program</u> Master Developer is required to hold specific marketing events for Community Brokers and provide Community Brokers with the opportunity to preview and show Phase 2 units ahead of other brokers.	In Compliance	In Progress	No Phase 2 units are available to date, however, Master Developer has voluntarily expanded the program to Phase 1. Master Developer also provides additional 1% incentive fee to Community Brokers.	—	In Compliance
Phase 1 § 12	<u>Community Facilities Parcel</u> Master Developer is required to provide a 1.2 acre developable lot for community uses. (The remaining 4.8 acres will be provided in Phase 2)	In Compliance	In Progress	A 1.2 acre lot has been assigned as Phase 1 Community Facilities Parcel. Master Developer will provide the parcel to OCII as developable lot.	—	In Compliance
Phase 2 § 3.3	<u>Community Facilities Lots</u> Master Developer is required to provide a total of 4.8 acres of developable lots for community facilities.	In Compliance	In Progress	Phase 2 Community Facilities Lots have been preliminary identified, subject to revision in accordance with the Phase 2 DDA. A planning process to determine use of Community Facilities Lots is underway; OCII is facilitating discussions with San Francisco Unified School District, San Francisco Police Department, San Francisco Fire Department, San Francisco Public Library, and other service providers to determine future service needs to the Project.	—	In Compliance
	<u>Additional Community Facilities</u> The Phase 2 CBA provides for additional Community Facilities as listed below:	See below	In Progress			
	a) Arts and Cultural Facilities	In Compliance	In Progress	Master Developer will construct Replacement Artist Studios of approximately 90,000 square feet and Replacement Commercial Kitchen of approximately 10,000 square feet, and completing Infrastructure for Building 101. A parcel for a future Arts Center has been assigned.	—	In Compliance

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 1 § 12	b) Parks and Open Space Facilities	In Compliance	In Progress	Master Developer will construct a variety of passive and active public open spaces in accordance with the Parks and Open Space Plan.	–	In Compliance
	c) Emerging Business Incubator (Building 813)	In Compliance	In Progress	Master Development plans for Building 813 to be determined with first major phase of development at HP Phase 2.	–	In Compliance
	d) Fire Station Lot	In Compliance	In Progress	The location of the fire station lot has been determined. Master Developer will provide infrastructure in concurrence with the sub-phase.	–	In Compliance
Phase 2 § 1.1	Scholarship Program Master Developer must contribute \$3.5 million. Contribution are to be made in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$500,000 payment in accordance with the Phase 2 DDA. The Legacy Foundation is undertaking a planning process to make recommendations for the use of these funds.	–	In Compliance
Phase 2 § 1.2	Education Improvement Fund Developer must contribute \$10 million in several installments in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$500,000 payment in accordance with the Phase 2 DDA. The funds are being held by OCII. Use of funds will be determined through a community process including representatives of the San Francisco Unified School District, Bayview Hunters Point, the Mayor's Office of Economic and Workforce Development, OCII and Developer.	–	In Compliance
Phase 2 § 2.1	Wellness Contribution Master Developer must contribute \$2 million for the expansion of the Southeast Health Center. Contributions are due in accordance with specified Project Milestones	In Compliance	In Progress	Master Developer has made first \$100,000 payment in accordance with the Phase 2 DDA. The funds have been transferred to the Department of Public Health.	–	In Compliance
Phase 2 § 2.1	Southeast Health Center Master Developer must contribute \$250,000 for predevelopment expenses associated with the expansion of the Southeast Health Center.	In Compliance	In Progress	Master Developer has made \$250,000 payment in accordance with the Phase 2 DDA. The funds have been transferred to the Department of Public Health.	–	In Compliance

Section	Description	Compliance Status	Complete/In Progress	Compliance Analysis	OCII Comments	OCII Q3
Phase 1 - 5th Amendment	<u>Community Benefits Fund</u> Master Developer must contribute \$1 million to the Community Benefits Fund	In Compliance	In Progress	Master Developer has contributed \$1 million to Community Benefits Fund in accordance with the Phase 1 DDA (\$500,000 in June 2012 and \$500,000 in June 2013). The Legacy Foundation is undertaking a planning process to make recommendations for the use of these funds.	–	In Compliance
Phase 2 § 2.1	<u>Community Benefits Fund</u> Master Developer must contribute to the Community Benefits Fund 0.5% of the sales price of each Phase 2 market rate unit.	In Compliance	In Progress	Initial home closings for Phase 2, and associated payments to the Community Benefits Fund, are currently anticipated in late 2018, with continued payments to the CBF anticipated thereafter.	–	In Compliance