



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



Local Business Enterprise Advisory Committee (LBEAC) December 8, 2022 Meeting Minutes

1. Call to Order/Introduction

Chair Galarza called the meeting to order at 10:08 a.m.

Committee Members Present: Matthew Ajiake, Severino Caranto, Juliana Choy-Sommer, Darolyn Davis, Elahe Enssani, Miguel Galarza, Bruce Giron, Dwayne Jones, Sailaja Kurella, Kent Lim, Queena Lu, Greg Lyman, Wayne Perry, Stephanie Tang.

Committee Members Absent: Todd Senigar.

CMD Staff Present: Romulus Asenloo, Selormey Dzikunu, Ivan Oldenkamp, Sheila Tagle.

Other City Personnel: Bob Beck, Treasure Island Director; Rachel Cukierman, City Administrator's Office; Anh Ton, City Administrator's Office.

Members of the Public Present: Que Alicia, Q & A Consulting LLC; Viki Bamba, Clark Construction; Noelle Bonner, Bonner Communications; Tricia Gregory, HVYW8 Trucking; James Mabrey, YADEJS Inc.; LaSonia Mansfield, Mansfield & Mansfield Construction Clean-Up Co. Site Support; Mick Penn, Swinerton; Alphonso Rhodes, AJS Painting; Jae Shin, Ground Control Inc.; Charles Shin, Treasure Island Development Group; Crystal Timms, Yolanda's Construction Administration and Traffic Control Inc.

2. TIDA Presentation

- a. Bob Beck, Treasure Island Director, provided the following updates on the Treasure Island Development Program (TIDP):
 - i. TIDP has at least 13 years left in the program's duration. The program encompasses building 8,000 homes, developing 300 acres of public open space, adding new streets and utilities, and projects to mitigate a rising sea level.
 - ii. TIDP has ongoing contracting opportunities including professional services for infrastructure and park design.
 - iii. Goal participation for small business enterprises is 41% for construction and 38% for professional services.
 - a. To date, SBE firms have been awarded 46.6% of all construction contracts awarded by TICD (more than 80% of these SBEs are SF LBEs).
 - b. To date, SBE firms have been awarded 47% of all professional services contracts awarded by TICD (more than 95% of these SBEs are SF LBEs).
- b. Charles Shin, Managing Director at Treasure Island Development Group (master developer of the TIDP) presented the following information:

- i. Through the end of 2021, TICD is exceeding the SBE goals set for both construction and professional services.
 - ii. The 2022 project figures will be finalized in a few weeks. TICD will provide an update to the Committee.
 - c. Comments from the Committee:
 - i. A committee member asked if the master developer is responsible for conducting outreach to small businesses.
 1. Currently the CM/GC for each project is responsible for this.
 - ii. The committee suggested spreading out work to more LBEs rather than fewer contracts with larger firms.
 1. Chair Galarza recommended setting up an ad-hoc committee focused on increasing Micro-LBE opportunities through the use of a workforce liaison.
 - d. Comments from the Public:
 - i. A member of the public stated that there is a lack of Micro-LBE Architecture and Engineering firms working on the TIDP.
3. Presentation/Conversation Building Trades by Rudy Gonzales
 - a. Presenter unable to attend.
4. Updates on LBE Program Upgrades
 - a. Romulus Asenloo, Director of CMD, presented the following information:
 - i. The Minna Natoma Streetscape Project will be the first project to apply the Pilot Neighborhood LBE Program bid discounts.
 - ii. CMD acknowledged the participation of Swinerton and Clark Construction for voluntarily applying 14B Pilot Programs to their existing projects.
 1. Mick Penn, representative of Swinerton, and Viki Bamba, representative of Clark Construction, answered questions from the committee about their projects.
5. Review and Approval of the October 6, 2022 LBEAC Meeting Minutes
 - a. Wayne Perry, seconded by Greg Lyman, moved to approve the October 6, 2022 LBEAC Meeting Minutes.
 - i. Ayes: Ajiake, Caranto, Choy-Sommer, Davis, Enssani, Giron, Jones, Kurella, Lim, Lu, Lyman, Perry, Tang.
 - ii. Abstain: None
6. Public Comment
 - a. Members of the public raised concerns about LBEs not participating in City projects in their own neighborhoods, especially in the Bayview. They noted that Micro LBEs find it difficult to compete against Small LBEs that have better economies of scale. They also expressed concern that Micro LBEs have been listed by prime contractors during the bidding process in order to win contracts, but then dropped by the prime without a chance to perform.
 - b. New volunteers requested to be added to subcommittees:
 - i. James Mabrey, LaSonia Mansfield, Triston Williams, Que Alicia, and Crystal Timms requested to be added to the Construction Subcommittee.
 - ii. Tricia Gregory requested to be added to the Trucking Subcommittee.
 - c. Information was presented about upcoming contracting opportunities and public outreach events for the PUC, Port, SFO, and Office of Contract Administration.

7. Adjournment

- a. Meeting adjourned at 11:55 p.m.