

# TREASURE ISLAND

S A N F R A N C I S C O

# Small Business Enterprise Program

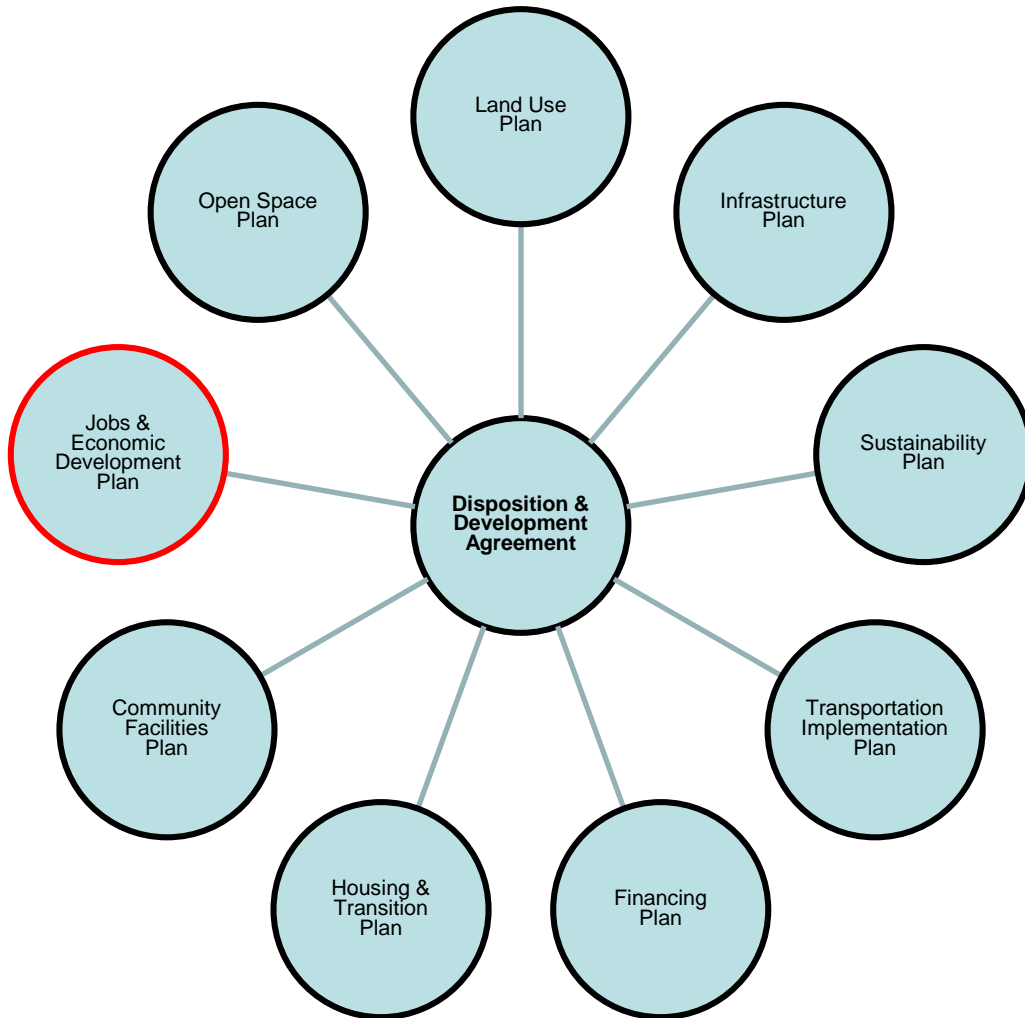
During entitlement Treasure Island was planned to be a redevelopment project area and The Treasure Island Development Authority was planned to be a redevelopment agency

Accordingly, the Small Business contracting requirements which Treasure Island Community Development (TICD) must follow in developing Treasure Island were modelled after those of the former Redevelopment Agency

Program differs from the Local Business Enterprise (LBE) participation requirements applied to City contracts:

- Not strictly limited to San Francisco Local Business Enterprises
- Differences in how participation is defined and measured

# 2011 Entitlement and Transaction Documents



## Other Project Documents

- Redevelopment Plan
- Development Agreement
- Design for Development
- Trust Exchange Agreement
- Design Review and Document Approval Procedure
- Interagency Cooperation Agreement
- Technical Memoranda
- Navy Conveyance Agreement

# Jobs and Equal Opportunity Program

- The Jobs and Equal Opportunity Program (Jobs EOP) defined:
  - Small Business Enterprise (SBE) Goals
  - First Source Hiring Goals
  - One Treasure Island Economic Development Opportunities
    - Right of First Offer to member agencies for landscaping, janitorial and temporary property management functions
  - Other Contracting and Program Requirements
- The Jobs EOP required TIDA to establish procedures for implementing and achieving the goals of the SBE program
  - TIDA Board approved SBE Procedures in 2014; updated in 2016 and 2022 to reflect changes in SBE requirements
  - Established procedures and provided forms for reporting, monitoring, and documenting SBE participation
  - Did not alter the SBE goals or eligibility criteria established in the Jobs EOP
- As anticipated in the Jobs EOP, TICD has executed a Project Labor Agreement for the Treasure Island Project reserving most construction opportunities for union contractors

# Treasure Island Small Business Enterprise Program

- The Treasure Island SBE Program is distinct from San Francisco's LBE program
- Applies to the construction and professional services contracts issued by TICD, vertical developers, and affiliates
- SBE Definition:
  - i. Certified as LBE, Small-LBE or Micro-LBE in accordance with Chapter 14.B of San Francisco Administrative Code
  - ii. Recognized as a Small or Disadvantaged Business Enterprise by OCII
  - iii. Recognized as a Small Business Enterprise by another governmental agency or by TIDA according to Gross Receipts Test
  - iv. A One Treasure Island non-profit member organization or entity wholly-owned by a One Treasure Island member organization
- Project Participation Goals:
  - Construction – 41%
  - Professional Services – 38%

# TIDA Contracts

Contracts issued by TIDA do not fall under the Jobs EOP and SBE Program, but follow the requirements of Chapter 14.B of the San Francisco Administrative Code with goals established by the Office of Contract Monitoring Division



100% Affordable residential buildings and contracts issued by the SFCTA or other City agencies also follow Admin Code requirements

# Treasure Island – SBE Program Performance to Date

- Through the end of 2022, 46.9% of all professional services contracts awarded by TICD have gone to SBE firms (\$59,291,593 out of \$ 126,425,377 awarded)
  - Exceeding 38% goal
  - More than 95% of SBE professional services have gone to San Francisco LBEs
- Through the end of 2022`, 44.9% of all construction contracts awarded by TICD have gone to SBE firms (\$180,618,181 out of \$401,876,296 awarded)
  - Exceeding 41% goal
  - 80% of SBE construction work has gone to San Francisco LBEs
- Whenever possible, TICD has coordinated the remediation of buildings prior to demolition to allow work to be performed by a graduating class from the One Treasure Island Construction Training Program through a contract with One Treasure Island.

# Treasure Island – Professional Services Contracting

	Cumulative Thru CY 2022
Total Covered Contracts Value	\$ 126,425,377
Amount Awarded to SF SBEs	57,701,898
Amount Awarded to all SBEs	59,291,593
Achieved SBE Percentage	<b>46.9%</b>
Professional Services SBE Goal	38%

## Civil/CM

- TMI
- TMI/HCI, JV
- Freyer & Laureta  
(now graduated)
- AGS
- Terra Engineering

## Landscape Architecture

- CMG (now graduated)
- Groundworks Office
- Merril Morris
- Office of Cheryl Barton

## Architecture

- Alan Tse Design
- Edmonds & Lee
- Fougeron
- Kennerly Architecture
- Natoma
- Studio Sarah Willmer



## Treasure Island – Construction Services

	Cumulative Thru CY 2022
Total Covered Contracts Value	\$ 401,876,296
Amount Awarded to SF SBEs	144,090,400
Amount Awarded to all SBEs	180,618,181
Achieved SBE Percentage	<b>44.9%</b>
Construction Services SBE Goal	41%

### Leading San Francisco LBE Contractors include:

- Cratus/Mountain Cascade, JV.
- Cratus
- Phoenix Electric (now graduated from LBE status)
- Eco Bay (now graduated from LBE status)
- Ground Control
- Hosely Corp
- Team North (now graduated from LBE status)
- Anvil Builders (now graduated from LBE status)

# Local Business Enterprise Advisory Committee

- TIDA and TICD were invited to present to the Local Business Enterprise Advisory Committee in August 2021 and December 2022
  - Although not an LBE Program, the contracting community requested more information on program and opportunities
- TICD reported SBE Performance through CY 2022 in March
  - TIDA staff have been working with TICD staff to summarize and review historical performance data
- Despite meeting goals, we recognize that more can be done to engage the LBE Community and to communicate/promote opportunities

# Treasure Island Community Development

- **Danielle Butler, SBE Outreach Manager**
- **Construction Liaison Office on Treasure Island**
  - TICD Office @ 1 Avenue of the Palms
  - [projectinquiries@tisf.com](mailto:projectinquiries@tisf.com)
- **Planning an SBE Outreach Event for Q3 2023**
- **Ongoing: Pre-Bid Meetings/Quarterly Workshops**

# Treasure Island – Outreach & Advertising

## **TICD promotes construction opportunities via the following forums:**

- Direct outreach to Office of Contract Monitoring Division's list of certified LBEs
- Posting to TIDA Website
- Outreach to contractors that have registered interest through TIDA's website
- One Treasure Island Member Organizations
- Small Business Exchange
- San Francisco Examiner

## **Pre-bid meetings are held for each of the RFP**

- **Include TIDA's SBE Policies for the project**
- **Contractors are encouraged to meet or exceed goals**
- **TIDA, OEWD, and One Treasure Island Staff participate to explain SBE, First source Hiring, and Job Broker program goals**

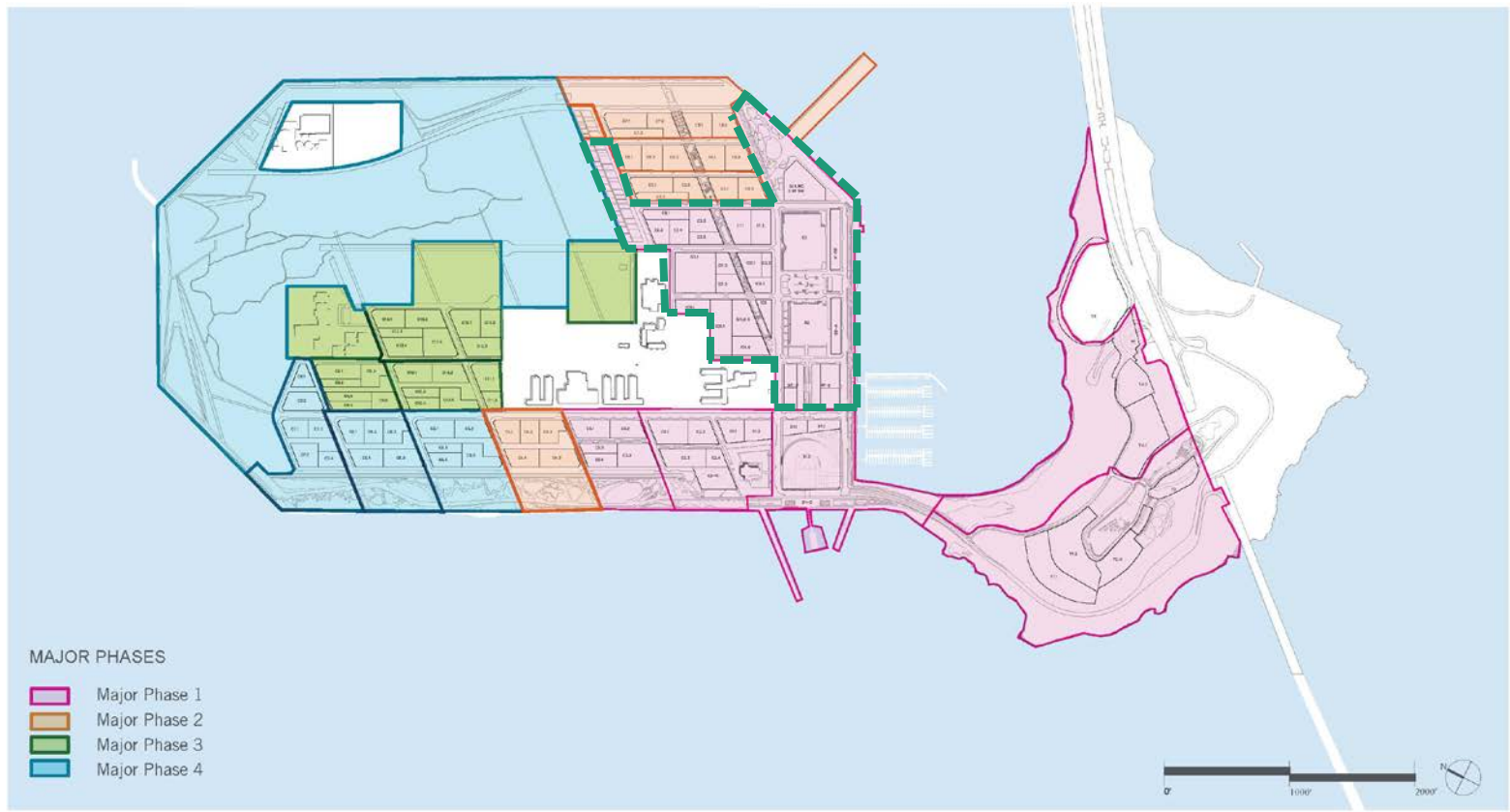
# Treasure Island – What's Next

- Parks – Cityside, Cultural, & Beach Parks: Q3-4 2023
- Subphase 3 Roadways & Utilities: Q1 2024
- Chapel Renovation: Q1 2024
  - Ideal project for SBE Prime and/or Micro-SBE participation



# Much More Work to Come

- Subphase 3 infrastructure
- Major Phase 2-4 design, geotechnical, and infrastructure work
- More than 7,000 additional residential units
- Another 13+ years to full buildout



# Treasure Island Development Program

