



CONTRACT MONITORING DIVISION OFFICE OF THE CITY ADMINISTRATOR



LBEAC February 6, 2020 Meeting Minutes

1. Call to Order

Chair Galarza called the meeting to order at 10:05 a.m.

Committee Members Present: Juliana Choy-Sommer, Darolyn Davis, Alaric Degrafinried, Elahe Enssani, Miguel Galarza, Bruce Giron, Dwayne Jones, Iris Martin-Lopez, Ruben Santana, Kimberly Wilson, Wayne Perry.

Committee Members Absent: Matthew Ajiake, Virginia Harmon.

Staff Present: CMD: Romulus Asenloo, Jason Chow, Vivian Liu, Nichole Truax, Stephanie Tang, Lauton Wells.

Other City Personnel: Nicolas King, Public Works; Kyndra Cox, SFPUC; Greg Lyman, SFPUC.

Public Present: Jay Rooney, D & A Communications; Randy Collins, FTF Engineering; Andy Kifle, Tabor Cleaning; James Mabrey, YADEJS, Inc; Suzanne Souva, Bonner Communications; Alphonso Rhodes, AJS Painting; Roger Pitcher, Picture Painting; Clifton Burch, Empire Engineering; Yolanda Jones, Y-CAT; Noelle Bonner, Bonner Communications; Padraic Ryan, Eco Bay Services; Ray Thorne, R & I Glassworks; David Grigg, J Flores Construction; Crystal Miks, CMC Traffic Control; Muhammed Al-Kareem, Rhodes Painting & Decorating; Marcus Tartt, Renaissance; Tricia Gregory, HVYW8 Trucking; Carl Gordon, Gordon Plastering; Ginger Jones, Y-CAT.

2. Citywide Project Labor Agreement Ordinance Update

- a. Chair Galarza gave a brief update. He stated that negotiations are ongoing and continuous. Significant progress has been made but significant amount of work still needs to be done. The PLA will not be in place for another several months.

3. Increasing the Threshold for Construction Categories

- a. Bonner Communications presented on the White Paper associated with the proposed changes to Chapter 14B Legislation pertaining to the Public Works/Construction category.
- b. Community meetings were held on Oct 16, 2019, Dec. 10, 2019, and Jan 11, 2020 to understand the needs of the community.
- c. An LBEAC subcommittee meeting was held on Jan 24, 2020 and confirmed that the proposed changes are reflective of the needs and wants of the community.
- d. Below are the 11 proposed changes which may require a code change (Chapter 14B, Chapter 6, and/or Chapter 21), or Chapter 14B Rules and Regulation change, or other. LBEAC provided input on what it believes is needed to implement each such change.

	Proposed Changes	Committee Opinion
1	Increasing the Thresholds in Construction categories (Micro- \$13M, Small- \$26M)	CH. 14B Admin Code Change
2	Removing size standards for SBA-LBEs and instead implementing a size standard by employee count (SBA-LBEs up to 350 employees)	CH. 14B Admin Code Change
3	At least 10% of LBE requirement for City Contracts must include Micro-LBEs	unsure
4	The Threshold for Micro-Set-Aside Contracts should be increased to \$1M	CH. 6 Admin Code Change
5	Micro-LBEs should be allowed to request a contract review by an independent party prior to executing new contracts with Primes	LBEAC/CH.14B Rules/Regs
6	Underserved SF communities (i.e. District 10) should have a Certificate of Preference	CH.14B Admin Code Change
7	Prime Contractors cannot deny Micro-LBE participation in programs that provide Workmen's Compensation Insurance	LBEAC
8	An automated Internal process between CMD, LBEAC and City Administrator should be identified for reviewing the Economic Threshold and/or Employee Size Standards for the LBE Program	CH.14B Admin Code Change
9	Contract Managers should utilize non-cost criteria to determine rating bonuses (i.e. Training and Mentoring Program, Track Record of Local Hiring, Workforce Development Initiatives)	CH. 6 and CH. 21 Admin Code Change
10	Measuring LBE Participation on a three-year average and applying preference to Primes that are utilizing LBEs	LBEAC
11	Cost based Reward Mechanism (i.e. 1-3 year extension on contracts or bonus funds if LBE Contractors are hired and local hires are retained, utilized and mentored)	Contract Awarding Department

- i. LBEAC recommends the community to prioritize the proposed changes so the Committee can address as many issues as possible.
 - ii. Legal counsel is needed to confirm what type of change is required for the above proposed changes (e.g. Chapter 14B, Chapter 6, and/or Chapter 21 code change; Chapter 14B Rules and Regulation change; or other).
- e. Other concerns from the LBE community are:
 - i. Too many different types of Mentor Protégé Programs are offered without providing real assistance and opportunities to LBEs.
 - 1. It was brought up by the Committee that the Mentor Protégé Program piloted by the City is different than other such programs offered by the Renaissance Entrepreneurship Center and the State. It was noted that the City's Mentor Protégé Program has more authority than the Renaissance Entrepreneurship Center's Mentor Protégé Program.
 - 2. Chair Galarza moved to have the Mentor Protégé Program as a standing agenda item at the LBEAC meetings. The motion was carried by the following vote:
 - a. Ayes: Juliana Choy-Sommer, Darolyn Davis, Elahe Enssani, Miguel Galarza, Bruce Giron, Dwayne Jones, Iris Martin-Lopez, Ruben Santana, Kimberly Wilson, Wayne Perry.
 - ii. There should be a standardized Pre-Qualification Certification that will be accepted by all General Contractors.
 - 1. Further discussion is needed on this issue.

4. Approval of Meeting Minutes

- a. Bruce Giron, seconded by Dwayne Jones, moved to approve the LBEAC Meeting Minutes of October 3, 2019. The motion carried by the following vote:
 - i. Ayes: Juliana Choy-Sommer, Alaric Degrafinried, Miguel Galarza, Bruce Giron, Dwayne Jones, Ruben Santana, Kimberly Wilson.
- b. Bruce Giron, seconded by Dwayne Jones, moved to approve the LBEAC Meeting Minutes of December 5, 2019. The motion carried by the following vote:
 - i. Ayes: Juliana Choy-Sommer, Alaric Degrafinried, Miguel Galarza, Bruce Giron, Dwayne Jones, Ruben Santana, Kimberly Wilson.
 - ii. Abstain: Iris Martin-Lopez
- c. Darolyn Davis requested that the September 5, 2019 Special Meeting Minutes include reference to the white paper submitted to LBEAC. This amendment to the September Minutes was approved by the following vote:
 - i. Ayes: Ayes: Juliana Choy-Sommer, Alaric Degrafinried, Miguel Galarza, Bruce Giron, Dwayne Jones, Ruben Santana, Kimberly Wilson.

5. Staff Report/Updates

- a. Proclamations from City Administrator, Naomi Kelly, were presented to Emylene Aspilla, Boris Delepine, and Alan Guy. The LBEAC and CMD staff thanks them for their service to the Committee and community. We wish all of them the best on their future endeavors.
 - i. Stephanie Tang will be replacing Boris Delepine on the LBEAC.
 - ii. Kimberly Wilson will be replacing Emylene Aspilla on the LBEAC.
- b. Stephanie Tang's last day with CMD will be February 7, 2020. La'uton Wells will be the Acting Manager for the Certification Unit.
- c. Alaric Degrafinried (Acting Director of PW) announced that one of the ways to ensure transparency in the bidding process is a new commitment to solicit at least three bid quotes on every contract involving the San Francisco Navigation Centers. It is a great opportunity for LBEs to break into City contracting and PW will partner with CMD to ensure LBEs are aware of these contracting opportunities.

6. Suggestions from Committee Members on Future Agendas/Public Comment:

- a. Bruce Giron, seconded by Iris Martin-Lopez, moved to have a Special LBEAC Meeting on March 5, 2020 to discuss the proposed changes to the LBE program. The motion was carried by the following vote:
 - i. Ayes: Juliana Choy-Sommer, Darolyn Davis, Elahe Enssani, Miguel Galarza, Bruce Giron, Dwayne Jones, Iris Martin-Lopez, Ruben Santana, Kimberly Wilson, Wayne Perry.

7. Adjournment

The Committee adjourned at 11:59am.