



## VNGC – Quarterly Community Meeting

## Minutes

**Project:** Van Ness and Geary Campus  
**Organizer:** Miquel Penn  
**Attendees:** Miquel Penn, Paul Klemish, Ana Lazo, Panos Lampsas, Paul Reiser, Kevin Wade and Baris Lostuvali.  
**Presenters:** Paul Klemish and Miquel Penn  
**Meeting Place:** 1200 Van Ness Avenue – Pioneer Room  
**Meeting Date:** Wednesday January 15, 2014 **Time:** 6PM to 7PM

**Meeting Purpose:** Provide the community with up to date information on the progress of the project and future milestones, introduce the community to the IPDT, highlight some of the community partnerships, report out on San Francisco Resident Hiring and contracting with San Francisco based businesses, provide information on future contracting opportunities and answer any additional questions.

Topic	Presenter	Questions
<p><b>1. Introduction</b>            Guests were welcomed to the first Quarterly Community Meeting for the Construction of the new CPMC Van Ness and Geary Campus and Introductions of the Integrated Project Delivery Team (IPDT) Members were made by each present member.</p>	Paul Klemish	None
<p><b>2. Project Overview Presentation</b>            An overview of the two new projects was presented with details. Such details included the amount of stories each building will have, the square footage, and the services that each one will feature.</p>	Paul Klemish	<p><b>How many parking spaces is the project anticipating to have?</b>            Answer: Approximately there will be 800 parking spaces. Five hundred (500) of those spaces will be built for the Medical Office Building and 300 spaces for the Van Ness and Geary Campus.</p>
<p><b>3. Project Milestone Schedule</b>            An emphasis on the construction start dates according to the construction schedule was highlighted.</p>	Paul Klemish	<p><b>What time is the construction of the tunnel on van Ness will take place? When will construction of the MOB start?</b>             Answer: The building of the MOB is planned to start late 2014-early 2015 and both buildings, the VNGC Hospital and the MOB, are anticipated to be completed at the same time, early 2019. The MOB building will extend all the way to the homeless shelter located on Polk and Geary Street. St. Luke's Campus</p>

		construction activities will begin later in 2014.
<p><b>4. Project Milestone Logistic Plan</b> A logistic plan that shows the construction phases by year is available on the website. The focus now in Phase II where demolition, shoring and excavation take place on the site. Parking lanes around the Cathedral Hill Hotel have been taken for public safety purposes and once construction begins there will be two crane towers on the site until 2018.</p>	Paul Klemish	None
<p><b>5. Site Security and Safety</b> There are security officers on the site 24/7 right now and there will be different levels of security, once the construction of the building evolves. There are 2 ways of communicating with HB and the IPD Team if neighbors are concerned. There is a construction hotline directly to the site superintendent for concerns about the construction site and a construction hotline for other concerns such as dust, noise etc. The relocation of pedestrian sidewalk along Van Ness Avenue will be shut down for 2 weeks while the covered safety walkway is built along Van Ness Avenue.</p>	Paul Klemish	None
<p><b>6. Noise, Dust and Vibration</b> The truck route plan we will implemented and it is based on the City already established guidelines. It will be Van Ness Avenue more than likely an established route.</p> <p>Most of the noise generating activities will be noticeable for the next 12 to 18 months. However, once the building is enclosed there will be crews working inside. There have been sound level meters installed in several spots around the site and are monitoring the noise levels so our team can mitigate as any issues come up.</p>	Paul Klemish	<p><b>What will the procedures be for demolition on the wall bricks of existing buildings on the MOB site.</b> Answer: A control environment sequencing of operations approved by the City in line with the Demolition Plan for security and safety will be followed by the two construction sites. All the structures will be demolished piece by piece using safe and modern equipment.</p>
<p><b>7. Traffic and Parking</b> Periodic traffic congestions will happen around the site. There will be approximately 200 individuals coming to this office to work.</p>	Paul Klemish	<p><b>Where are the construction workers parking when they come to the site?</b> Answer: There is also a garage on Geary Street that is helping us accommodate workers parking needs. A parking program is in place and will be implemented around parking spaces and shuttles for everyone involved in the project. Main goal is to avoid taking parking spaces from the neighborhood.</p>

<p><b>8. Workforce Development Program</b>          One of the requirements from our agreement with the City is to put San Franciscans back to work. One of the main goals is to provide opportunities to San Francisco residents at 30% work hours and San Francisco based companies at 14%. There is also an effort to provide workforce training in collaboration with the Office of Economic and Workforce Development, CityBuild Academy and Mission Hiring Hall.</p>	<p><b>Miquel Penn</b></p>	<p><b>None</b></p>
<p><b>9. Project Website</b>          The project website will go live on January 30 and will have more information about the project. There will be weekly updates, site phasing information and the milestones schedule available to the public.</p> <p>The weekly construction activities featured on the website explains with detail and a map locations of the current and future activities.</p>	<p><b>Paul Klemish</b></p>	<p><b>Would St. Luke's Campus be part of the Project Website.</b>          Answer: The construction of the St. Luke's Hospital will be on the website. However construction will be within a year after starting The Van Ness and Geary Campus, the construction plan was agreed on and it is still in the design team's goals.</p>
<p><b>10. San Francisco Resident Hiring and Business Contracting Update</b>          As an organization, HB and the IPD Team have been able to provide 36% work hours for San Francisco residents so far since the construction work began in September 2013. Charts were presented to highlight the Trade Partners percentage numbers and the total project percentage exceeding the 30% goal at 36%.</p>	<p><b>Miquel Penn</b></p>	<p><b>What are the consequences if the project does not meet the goal?</b>          Answer: HB and the IPD Team have an agreement with the City to reach a local hiring goal with construction jobs for the construction management teams. There are liquidated damages penalties if we don't notify OEWD of opportunities.</p>
<p><b>11. Community Highlights</b>          There is a project specific workforce agreement. HerreroBOLDT, the IPD Team and CPMC commitment to San Francisco communities. HB and the IPD Team are working with the OEWD and Mission Hiring Hall to help develop the curriculum of San Francisco training programs.</p> <p>CityBuild Academy is an 18-week pre-apprenticeships and construction skills training program. Construction Administration and Professional Services Academy is a semester long program at City College of San Francisco. We teach 13 classes every Friday to the Mission Hiring Hall's Construction Administration Training Program. Paul Klemish and Ana Lazo volunteer and teach a class. We also have first pick for the most talented candidates in these programs.</p>	<p><b>Miquel Penn</b></p>	<p><b>None</b></p>
<p><b>12. San Francisco Business Contracting</b>          We are looking for smaller contractors to partner with bigger contractors. There is a need to find an LBE company that do Acoustical Ceilings. If you know anyone, there will more opportunities to come and will be on the website once it goes live on January 30.</p>	<p><b>Paul Klemish</b></p>	<p><b>None</b></p>

<p><b>13. Questions?</b>          IPD Team members to contact if there are any questions: Pano Lampsas, Larry Kollerer, Miquel Penn, myself Paul Klemish or Alan Loving.</p>	<p><b>Paul Klemish</b></p>	<p><b><u>Questions and Answers</u></b></p> <p><b>Property owner whose property rear is on Cedar and the front on Post Street-He is concern about his building, which has a deep basement, wants to know more about Sutter Health agreement with the tie backs and what plan is there in place?</b>          The work has not been picked up for the MOB yet, shoring systems have not been re-designed. Although, the process has not been lost, there will be more information available at a later date. HB will contact neighbor directly once more information is available.</p> <p><b>How are the job requirements goals being met?</b>          Diligently working with the Major's office in how to capture all the information and at the same time developing a system to track the opportunities available.</p> <p><b>What is a rough idea of the total cost?</b>          A rough idea of the total cost is \$2,206,000.00. There is not a total cost for the MOB at the moment.</p> <p><b>Is the hospital going to be LEED certified?</b>          Ninety five percent of the demolished material will be recyclable. Rebar will ultimately make its way to the steel plant for a future recycled product. Certification will be "<b>LEED Based Certified</b>". It is difficult to get more than basic LEED certification for hospitals.</p> <p><b>Will the hospital meet the seismic requirements?</b>          The State of California mandated seismic criteria to all the hospitals in the City. The project is meeting the requirements. The building is designed to stand a major earthquake and fully operational.</p>
<p><b>14. Next Meeting</b>          Next community meeting will be held on April 16<sup>th</sup> at the same location and same time.</p>	<p><b>Miquel Penn</b></p>	<p><b>None</b></p>