



CONSTRUCTION INDUSTRY
WORKFORCE INITIATIVE
Building Careers, Changing Lives

CIVIC ENGAGEMENT + SUSTAINABILITY PROGRAM (CE+S) OCTOBER 2021

Created by:
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21 CIWI Interns

Thank you CIWI 2021 Team!

Construction Industry Workforce Initiative 2021 Team



Construction Industry Workforce Initiative, based in the Bayview, is a program of

COMMUNITY
INITIATIVES

What is CE+S?

- ❖ This program is designed and implemented annually to engage interns in civic, community, and sustainability-based activities
- ❖ CE+S complements their sponsors time and allows them to grow their skills and exposure
- ❖ CE+S includes active engagement with ULI, USGBC, SF HAC, virtual learning events, and numerous construction job-site walks.

This year:

- ❖ **21 CE+S events convened over 10 weeks**
 - ❖ **12 in-person/60%**
 - ❖ **9 virtual/40%**
 - ❖ **CE+S =40 hours total**

JUNE

Included the CE+S launch, CIWI team intros and touring some major project areas in the city of San Francisco

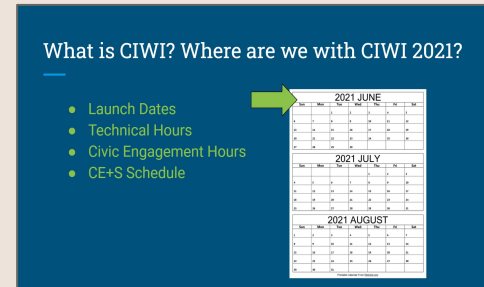
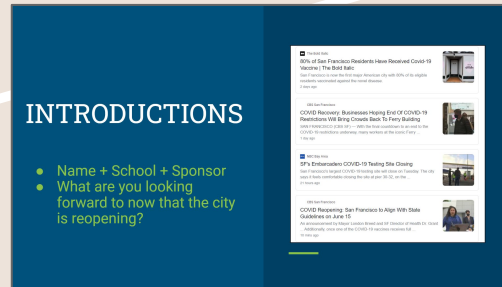
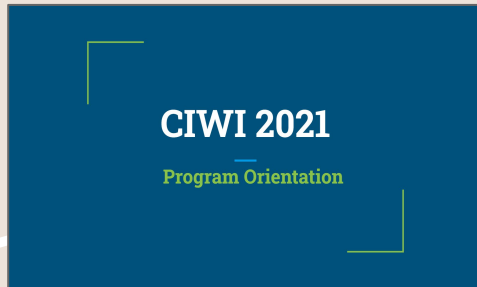
CIWI 2021 CE+S

#1 CIWI Team Orientation - 6/14

Key Stakeholders: **CIWI**

Format/Hours: **Virtual - Zoom, 2.75 hrs**

Description: **This was our very first day meeting everyone! Everyone introduced themselves and we reviewed CIWI program, including CE+S calendar. A robust Q&A session at the end helped clarify any questions individuals had before their first day with their sponsor.**



CIWI 2021 CE+S

#2 Transbay Transit Center Project Area Walk - 6/18

Key Stakeholders: CIWI

Format/Hours: In-Person, 1.5 hrs

Description: This was our first walk around the city which meant lots of photos and CIWI swag! The team toured OCII's Transbay Transit Project Area and walked around the Salesforce Tower and Park. Recently completed OCII projects located along Folsom St. were also highlighted.



CIWI 2021 CE+S

#3 Mission Bay Project Area Walk - 6/25

Key Stakeholders: **CIWI**

Format/Hours: **In-person, 1.5 hrs**

Description: **We met up at Willie Mays Plaza and took a walking tour of OCII's Mission Bay South Project Area. One of our own, Amiriana Sinegal, gave an in-depth description regarding her internship position with the OCII's MBS 9A Development team, including working with Charmaine Curtis and Michael Simmons, and YCD, all three SF-LBE or NPE.**

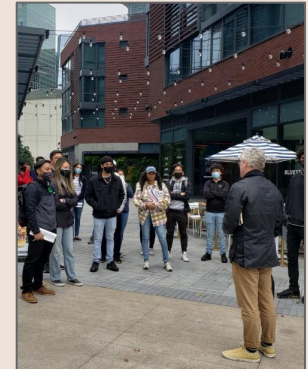
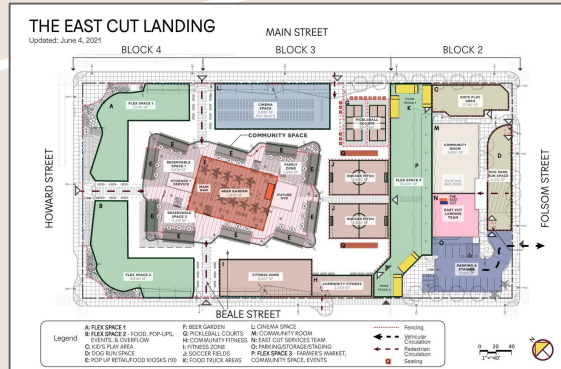


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#4 East Cut Community Benefit District Walk - 6/30

Key Stakeholders: The East Cut CBD
Format/Hours: In-person, 1.5 hrs

Description: Andrew Robinson, Executive Director, The East Cut CBD, conducted a tour of this flourishing neighborhood. He discussed the importance of being at the table of discussion in our communities and having a say in those conversations. There was a focus on The Crossing, a new public space dedicated to building community through food, drink, fitness and art.



JULY

The team was exposed to the Port of San Francisco's work scope and diverse business portfolio and secured USGBC sustainability Training (6 hrs.) and SFHAC's housing workshop

CIWI 2021 CE+S

#5 CIWI Team Check-in - 7/7

Key Stakeholders: **CIWI**

Format/Hours: **Virtual - Zoom, 1 hr**

JULY 2021 SCHEDULE						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5	6	7 CIWI CE+S Event #5 4:30 to 5:30 ZOOM EVENT	8 TIMESHEETS DUE TO LAURA	9 CIWI CE+S Event #6 4:00 to 5:30 IN PERSON/SF Van Ness/Mix Project Walk	10
11	12 CIWI CE+S Event #7 4:30 to 5:30pm ZOOM EVENT USORC 3-SMART Event #1	13	14 CIWI CE+S Event #8 4:00 to 5:30 IN PERSON/SF PORT OF SF WALK WITH DIANE OSHIMA	15 CIWI CE+S Event #9 4:00 to 5:30 ZOOM EVENT PORT OF SF PRESENTATION	16	17
18	19	20 CIWI CE+S Event #10 4:00 to 5:30 EPS ZOOM PRESENTATION	21	22	23 CIWI CE+S Event #11 4:00 to 5:30 LOCATION/TBD (SF) SF HAC EVENT HOUSING 101 WKSP TIMESHEETS DUE TO LAURA	24
25	26 CIWI CE+S Event #12 4:30 to 5:30pm ZOOM EVENT USORC 3-SMART Event #2	27	28	29 CIWI CE+S Event #13 12pm to 4pm FACTORY OS TOUR Mare Island	30 CIWI CE+S Event #14 4pm to 5:30pm PIER 70 TOUR San Francisco	31

Description: After a few weeks of being part of CIWI, we met up with everybody to discuss how their internships were progressing. Interns engaged in conversation about what they were working on and what they hoped to achieve/learn by the end of the summer. July's CE+S schedule was discussed in detail, as it had more events than the previous month.

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#6 Van Ness/Market Project Area Walk - 7/9

Key Stakeholders: **CIWI**

Format/Hours: **In-person, 1.5 hours**

Description: The group met up on Van Ness Ave. & Market St. and toured several new high rise developments located in The Hub community, including 1550 Mission St. and the City's new building located at 1660 Mission St. We reviewed and discussed the numerous plaques highlighting the area and buildings unique history, including the the Coca-Cola Bottling Company and the Carousel Ballroom.



CIWI 2021 CE+S

#8 Port of SF Walk - 7/14

Key Stakeholders: **Port of SF**

Format/Hours: **In-person, 1.5 hours**

Description: Led by Diane Oshima, Special Projects for Port of SF, the team toured the Port of SF building (Pier 1) and surrounding waterline and sites. The effects of climate change on sea level rise were examined and the need for urgent solutions was explored. The team left with a better understanding of the Embarcadero Seawall and how their careers can help them participate in climate stewardship.



CIWI 2021 CE+S

#9 Port of SF Presentation - 7/15

Key Stakeholders: **Port of SF**

Format/Hours: **Virtual - Zoom, 1.5 hours**



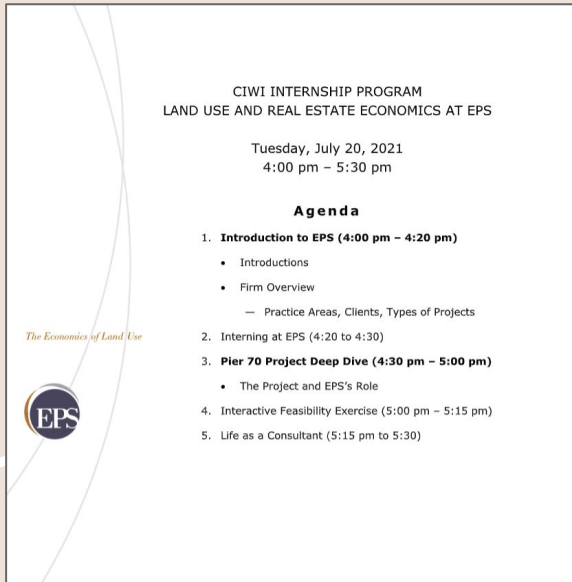
Description: **Richard Berman, Port of SF, provided a presentation on what the Port of SF does, very diverse!, and one of their specific projects, Pier 70. This talk quickly resonated with a few interns , currently working on development along the Embarcadero. Richard presented a feasibility study and talked about sustainable considerations as one of the core criteria for their projects.. The team asked questions about how these decisions were made.**

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#10 Economic & Planning Systems: Land Use & Real Estate Economics – 7/20

Key Stakeholders: **EPS**

Format/Hours: **Virtual - Workshop, 1.5 hrs**




CIWI INTERNSHIP PROGRAM
LAND USE AND REAL ESTATE ECONOMICS AT EPS

Tuesday, July 20, 2021
4:00 pm – 5:30 pm

Agenda

- 1. Introduction to EPS (4:00 pm – 4:20 pm)**
 - Introductions
 - Firm Overview
 - Practice Areas, Clients, Types of Projects
- 2. Interning at EPS (4:20 to 4:30)**
- 3. Pier 70 Project Deep Dive (4:30 pm – 5:00 pm)**
 - The Project and EPS's Role
- 4. Interactive Feasibility Exercise (5:00 pm – 5:15 pm)**
- 5. Life as a Consultant (5:15 pm to 5:30)**

The Economics of Land Use



Description: The **EPS** team introduced their firms work scope (including identifying the economic and budgetary implications of land use projects, activities, and policies. **EPS** interns, Irma Ruiz and Nassim Ibrahim, described their day-to-day work scope, including conducting research, identifying the market area, and to conduct market analyses. The presentation took a project deep-dive on **EPS** and the firm's role in the economic **EPS**ing.

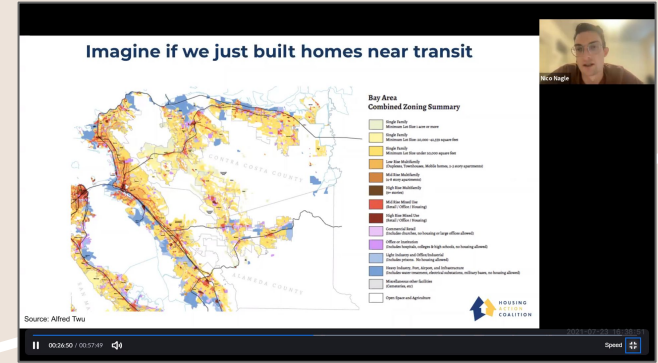
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#11 San Francisco Housing Action Coalition: Bay Area Housing 101 - 7/23

Key Stakeholders: **SF HAC**

Format/Hours: **Virtual - Zoom, 1.5 hrs**

Description: Nico Nagle, HAC East Bay Organizer, broke down the housing shortage crisis occurring in the Bay Area, from its causes, to current status, to possible solutions. He explained key concepts such as urban sprawl, and how it contributes to air pollution and poverty.



-
- Demand Regional Collaboration
- Bolster the 3Ps: Production, Protection, Preservation.
 - Expand and improve public transportation.
 - Provide financial incentives for building more housing regionally.
- HOUSING COALITION
- 00:38:59 / 00:57:49
- Speed

CIWI 2021 CE+S

#12 USGBC Rising Leaders Committee Workshop Series: Session #2 of #3 - 7/26

Key Stakeholders: U.S. Green Building Council - Rising Leaders Committee
Format/Hours: Virtual - Workshop, 2.0 hrs

Community Space - 209 Lux Avenue (MARCUS)

1	How much of the site should be developed or re-developed?	Location & Transportation Sustainable Sites	keep some parking, lots of other options (existing lots, uber, biking, walking); need some parking for accessibility; Underground to keep community accessibility/needs and free up space for development.	<ul style="list-style-type: none">• Currently used as surface parking lot.• Close to transit (Caltrain South City stop).• In area with lots of new market-rate housing.• Huge amounts of blighted office space going on in South City on EAST side of I01.• Approx 140' x 100'.• Zoning is DRC (downtown residential core)
2	Is your site water and/or power on or off the grid?	Water Efficiency Energy & Atmosphere	solar panels at food truck canopy to power night time activates (lights, amphitheater)	Google Map (click)
3	What structure should this building be (constructed steel)?	Materials & Resources Indoor Environmental Quality	underground parking; concrete amphitheater; concrete/grass Food truck Area; Concrete ground; wood canopy	
4	How does your space give back to the community?	Education & Equity Wellness	communal hub to bring community together through food	

Potential Uses for Site:

- community market
- food trucks
- open space
- picnic
- park

Description: The group started by splitting off into breakout rooms to brainstorm and propose a building design for pre-determined sites in the Bay Area. This exercise allowed the group to practice using LEED terms and criteria. Near the end of the session, the RLC team shared more about themselves and how they started in their industries, as well as provided advice for our emerging professionals.



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#13 Factory OS Tour - 7/29

Key Stakeholders: **Factory OS**
Format/Hours: **In-person, 4 hrs**

Description: The CIWI team had the opportunity to tour the Factory OS Facility on Mare Island. The benefits of modular housing were a huge topic of interests. The team learned about the company's approach and process, with a sustainability focus in mind. As well, R&D has been a huge part of Factory OS and more to follow for sure.

Factory_OS



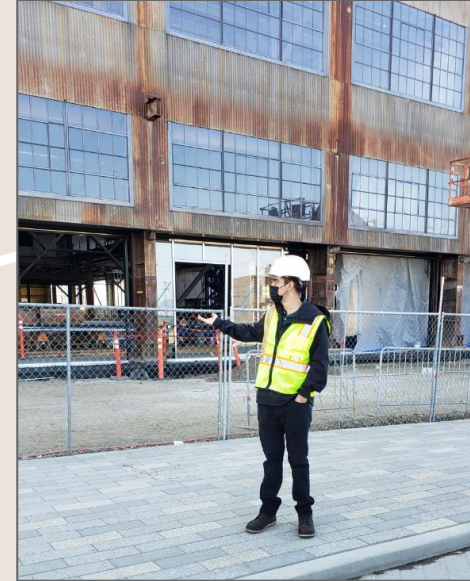
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#14 Brookfield Properties: Pier 70 Tour - 7/30

Key Stakeholders: **Brookfield Properties**
Format/Hours: **In-person, 1.5 hrs**

Description: The team toured the development taking place at Pier 70. One of our own, Oscar Aguilar, provided a detailed presentation on one of the buildings on-site, as part of his internship focus with Brookfield. Unique methods of restoring and transporting existing building were discussed as well as the numerous style/designs of the streets within.

**Brookfield
Properties**



AUGUST

The team had some great talks with professionals in architecture, construction, real estate developers, community activists and educators.

CIWI 2021 CE+S

#15 USGBC Rising Leaders Committee Workshop Series: Session #3 of #3 - 8/11

Key Stakeholders: **U.S. Green Building Council - Rising Leaders Committee (RLC)**

Format/Hours: **Virtual - Workshop, 2.0 hrs**

Description: The RLC team kept us focused our last session by creating a unique Jeopardy game. Concepts from the first two sessions were used as topics to help build mastery on a variety of sustainability concepts. This session ended with the RLC sharing a bittersweet goodbye and offering opportunities to get involved with the USGBC.

QUESTION 13

What invention made it possible for modern buildings to ignore climate considerations in design? (TRIPLE POINTS)		What building material/finishes is the hardest to recycle/reuse? (TRIPLE POINTS)	
Air conditioning	38	Glass	35
Mechanical Heating/Ventilation	19	Concrete	24
Concrete	10	Carpet	12
Electricity	10	Porcelain Tile	8
Automobile/Interstate Highway	9	Plastic Laminate	7
Elevators	5	Gypsum Board	6
Curtain Wall	5	Epoxy/Resin	5
Steel framing	4	Asphalt	3



#16 Mission Rock Tour – 08/12

Key Stakeholders: **Mission Rock Team (Developer/GCs)**

Format/Hours: **In-person, 1.5 hrs**

Description: **Mission Rock has been at the forefront of the transformation occurring at the waterfront. The Mission Rock team --including reps from Tishman Speyer, SFG and members of the GC teams--guided us through the overall vision and plan for this amazing and forthcoming mixed-use development. This walk was truly the culmination of many of the developments discussed during civic engagement events. The detail was more advanced than previous sessions, which everyone was now at the level to understand.**



CIWI 2021 CE+S

#17 681 Florida Job Site Walk - 8/13

Key Stakeholders: Cahill, Mithun
Format/Hours: In-person, 1.5 hrs

Description: This walk was led by 681 Folsom Team members Cahill and Mithun. The new development will contain 130 affordable apartment rentals with 30% of apartments set aside for formerly homeless families. During our time with the team, we also discussed the neighborhood changes occurring in the Mission District and the need for affordable housing in the city.

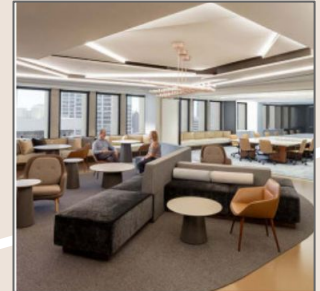


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#18 Gensler Presentation – 8/17

Key Stakeholders: **Gensler**
Format/Hours: **Virtual - Zoom, 1.5 hrs**

Description: **The Gensler team introduced their work as creating opportunities for sustainability and function in their designs. The presentation focused on individual projects around the world, and gave various perspectives on an architect's thought process from design to construction. The background and work scope of each team member was so amazing to hear about and how they got there. So diverse.**



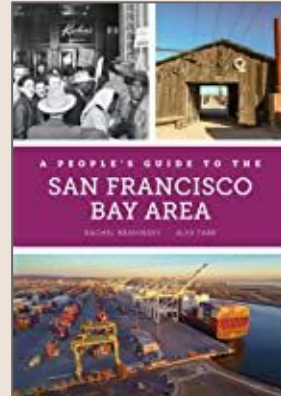
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#19 Rachel Brahinsky Presentation – 08/18

Key Stakeholders: **University of San Francisco - Rachel Brahinsky, Urban Affairs/Studies**

Format/Hours: **Virtual - Zoom, 1.5 hrs**

Description: **Rachel Brahinsky, Associate Professor, at the University of San Francisco share her time and amazing grass roots research and reconnaissance---the real deal. Her current research investigates the geography of race and property in the San Francisco Bay Area. In this presentation, she took us through an overview of her book, *A People's Guide to the San Francisco Bay Area*.**



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#20 SFPUC/Bruce Flynn Pump Station Site Walk – 8/20

Key Stakeholders: Emerson Automation Solutions, Montez Group (SF LBE/MBE)

Format/Hours: In-person, 1.5 hrs

Description: The group spent this session familiarizing themselves with the mechanisms and unique smells related to the PUC's local pump station. The Emerson team gave a site tour and described the different roles involved in running the day-to-day operations.

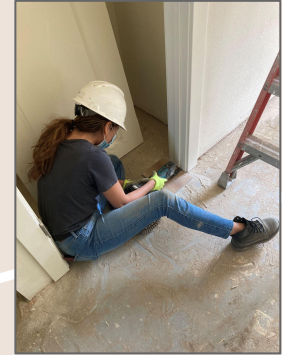


CIWI 2021 CE+S

#21 Habitat For Humanity: New Construction Volunteer Day - 8/27

Key Stakeholders: **Habitat For Humanity San Francisco**
Format/Hours: **In-person, 7 hrs**

Description: The CIWI team had a blast working at Habitat For Humanity's six unit housing project located at 3001 Geneva Ave. There was digging, hammering, and sawing all day! The HFH team described their homeowner process, inspiring many individuals to start thinking about their own futures as homeowners.



2021 CE+S: Summary

CE+S Event #	Date	Event	Key Stakeholders	In Person	Virtual	Hours
#1	6.14.21	CIWI Team Orientation	CIWI	In Person		2.75
#2	6.18.21	Transbay Transit Center Project Area Walk	CIWI	In Person		1.5
#3	6.25.21	Mission Bay Project Area Walk	CIWI	In Person		1.5
#4	6.30.21	East Cut Community Benefit District Walk	The East Cut CBD - Andrew Robinson, Executive Director	In Person		1.5
#5	7.7.21	CIWI Team Check-in	CIWI		Virtual	1.0
#6	7.9.21	Van Ness/Market Project Area Walk	CIWI	In Person		1.5
#7	7.12.21	USGBC Rising Leaders Committee Workshop Series: 1/3	USGBC - Rising Leaders Committee		Virtual	2.0
#8	7.14.21	Port of San Francisco Walk	Port of SF - Diane Oshima	In Person		1.5
#9	7.15.21	Port of San Francisco Presentation	Port of SF - Richard Berman		Virtual	1.5
#10	7.20.21	Land Use & Real Estate Economics	Economic & Planning Systems		Virtual	1.5
#11	7.23.21	Bay Area Housing 101 Workshop	SF HAC		Virtual	1.5
#12	7.26.21	USGBC Rising Leaders Committee Workshop Series: 2/3	USGBC - Rising Leaders Committee		Virtual	2.0
#13	7.29.21	Factory OS Tour	Factory OS	In Person		1.5
#14	7.30.21	Pier 70 Tour	Brookfield Properties	In Person		1.5
#15	8.11.21	USGBC Rising Leaders Committee Workshop Series: 3/3	USGBC - Rising Leaders Committee		Virtual	2.0
#16	8.12.21	Mission Rock Tour	Mission Rock - MR & GC	In Person		1.5
#17	8.13.21	681 Florida Job Site Walk	Cahill/Mithun	In Person		1.5
#18	8.17.21	Gensler Presentation	Gensler		Virtual	1.5
#19	8.18.21	Rachel Brahinsky Presentation	USF - Rachel Brahinsky, Urban Studie Associate Professor		Virtual	1.5
#20	8.20.21	Bruce Flynn Pump Station Site Walk	Emerson Automation Solutions/Montez Group	In Person		1.5
#21	8.27.21	Habitat for Humanity - New Construction Day	Habitat for Humanity San Francisco	In Person		7.0
Totals				12	9	39.25
				57%	43%	