



CONSTRUCTION INDUSTRY  
WORKFORCE INITIATIVE  
Building Careers, Changing Lives



# CIWI 2024 IMPACT REPORT

# CIWI Family Tree—Our Invaluable Sponsors and Partners



# CIWI Family Tree

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Real Estate



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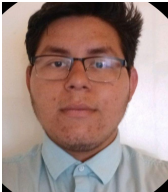
**Turner**



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Dinwiddie**



**GUZMAN**  
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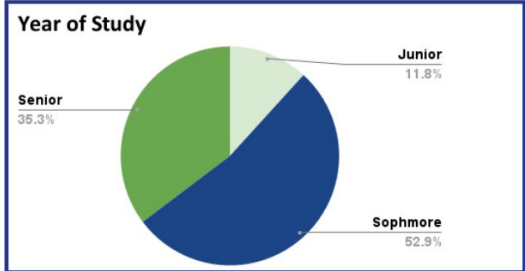
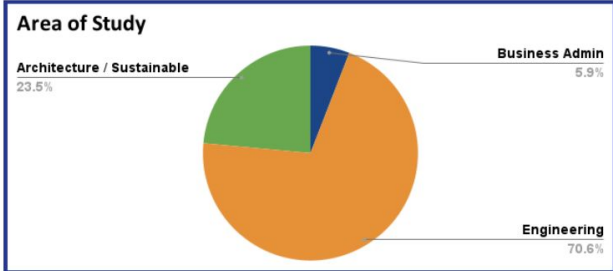
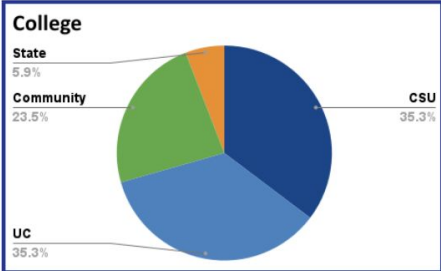
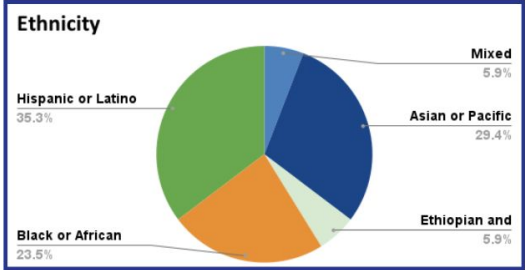
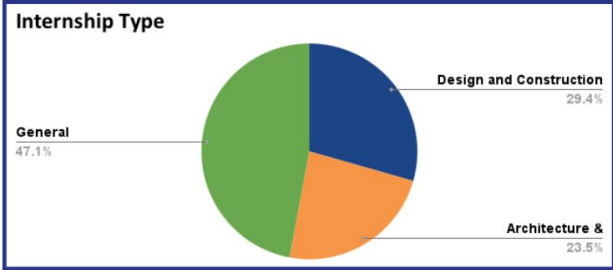
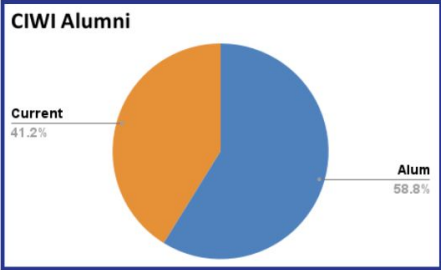
**DLB**



**Q&A CONSULTING LLC.**



# Who We Serve. Demographic Information.



# Growing Our Grant Funding Goals

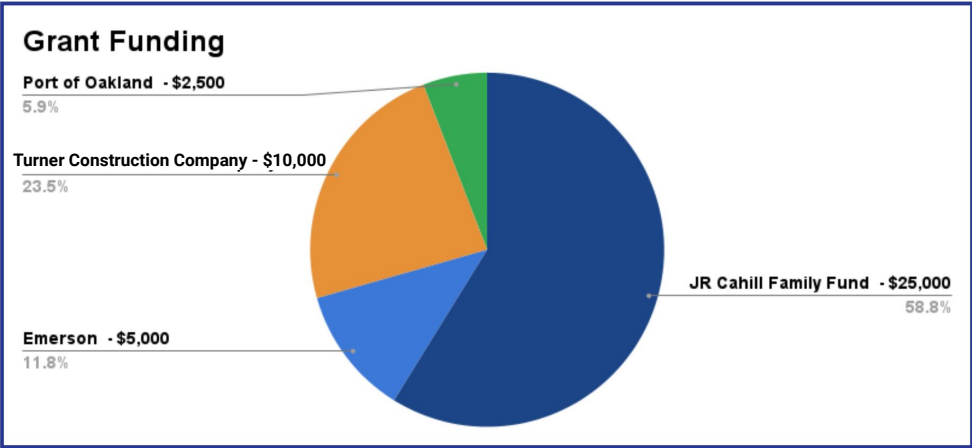
CIWI is a small program delivering big wins and impacts. Increasingly, CIWI is working to diversify its funding sources and to secure grant funding from local and national sources, public and private. We thank our grant funders:

JR Cahill Family Fund. For approximately 10 years of funding and support, underwriting CWI including our amazing Civic Engagement+Sustainability events .

Emerson Foundation. Thank you to Team Emerson and Montez group for years of sponsoring interns, providing grant funding and custom creating our multi year PUC/Bruce Flynn Station Tour for our interns.

TCCO. What started out as a cup of coffee in December led to a multi-faceted collaboration over the summer (sponsorship, CE+S event, and foundation funding).

Port of Oakland. Thank you so much for your support and funding. Our first year partnership.





## HOPE SF. Sunnydale.

On Wednesday, August 14th, 2024, CIWI interns participated in a site visit to HOPE SF's Sunnydale. The site tour was co-led by Reevean Cole, one of our interns, Meghan McAllister (DBA), Will Sheehy (NIBBI), and Carlos Vasquez (Related Housing).

The site tour commenced with a comprehensive presentation outlining the project goals and the purpose of the HOPE SF development project, led by Meghan, Carlos, and Reevean. The overarching aim of HOPE SF is to revitalize four public housing sites in the Southeastern region of San Francisco, including Sunnydale.

Following the presentation, Meghan and Will guided the interns on a site walk, showcasing the units and open spaces within the area. The tour encompassed Block 3A and Block 3B, with the objective of accommodating 170 residents, comprising 80 units in Block 3A and 90 units in Block 3B.



## UCSF Real Estate Intern Day.

On July 30th, CIWI was thrilled to participate in UCSF's first UCSF Real Estate Intern Day.

The day began with a Zoom presentation on the Bay Front Medical Building by Patrick Mcgee, Senior Project Manager.

Next up was the amazing Career Panel discussion with members of UCSF's Design and Construction team. We learned about the exciting projects that the UCSF team is working on and their approach to working as a cohesive team to achieve project goals. We secured advice from them as seasoned professionals, lessons learned as men and women in construction, and the importance of mentors.

The Intern Day tours included: Emergency Department CT Project Tour with Scott Sypult, Sr. Construction Manager Health Design & Construction and the Bay Front Medical Building (Mission Bay Campus) with Michael Kennedy, Interim Director of Architecture Health Design & Construction,

UCSF Real Estate, including the Design and Construction team, is a multi-year CIWI funder, partner, and sponsor.

We are beyond thrilled to have UCSF as part of our team!





# Pacific Charter School Development.

On July 25th, for the fourth consecutive year of collaboration, CIWI interns toured two Pacific Charter School Development projects that are currently under construction, including Education for Change Public Schools' Achieve Academy and Bay Area Technology School (BayTech).

Led by Mary Grace Houlihan, PE, LS, PCSD Northern California Project Director, we toured the two sites. While Achieve Academy nears completion for the upcoming school year, the Bay Tech site is in its initial stages of site preparation.

Both school projects are poised to cater to the educational needs of children and adults and other community needs within the greater Fruitvale area.



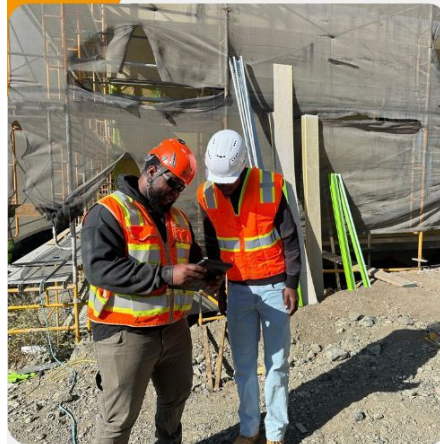
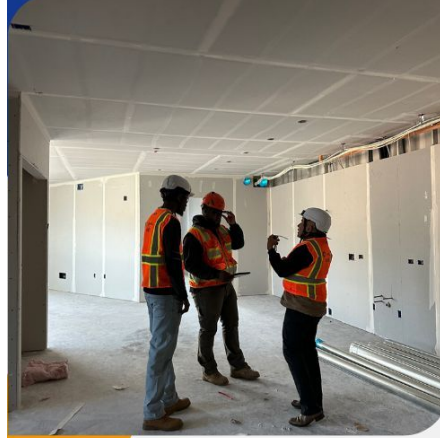


## HOPE SF/Hunters View, Phase 3.

Tuesday, August 13th was a very special day for CIWI. As a program that looks to create opportunities and exposure for the next generation of industry leaders, today was the day when Jamonte Wells (CIWI 2024) spent quality one-on-one time with Bucky Oduzo (2022 CIWI Alum). Bucky Oduzo is a Project Engineer with Cahill Contractors at HOPE SF's Hunters View Phase 3.

Upon our early arrival at the Hunters View site, we jumped right into their monthly GC team meeting. The magic really happened once the site tour commenced with Bucky leading the way. At that point, you could see the excitement on Jamonte's face.

From Civil Engineer to Civil Engineer, this was an opportunity like no other and CIWI is proud to have played a role in the lives of both of these young men.



## Northeastern University with Turner Construction Company.

On July 11th, CIWI toured Northeastern University with Turner Construction Company (TCCO), and there were enough CIWI alum to fill a meeting quorum!

Laura Barbosa (Sares-Regis Group, Jr Project Manager and CIWI Advisory Committee member), is managing the revitalization project. Jorge Wu Loo, who has worked for Turner for many years, is currently working on the Northeastern project as well. Jaden Banks (100 Black Men Bay Area affiliate) secured a full-time internship with TCCO at Northeastern.

Big thanks to the Project Superintendent Nicole Rendon, for guiding us on the site tour! Last but not least a huge thank you to Bianca Flores Johnson for converting an initial cup of coffee to learn more about CIWI into a full-fledged commitment ( grant funding to CIWI and sponsoring Jaden Banks at Northeastern with a full-time internship).

The collaboration with TCCO marks a very important milestone for CIWI!





## Langan/McCarthy/SFUSD: New Mission Bay Campus.

On July 18th, the CIWI Team spent time with Langan/McCarthy in the field learning about the new SFUSD school facility currently under construction.

The afternoon started with a comprehensive presentation from the Langan/McCarthy where the interns learned about the importance of conducting site due diligence well in advance of construction. In particular, Langan team provided a solid overview of their findings—with an emphasis on the condition and integrity of the soil with an eye to Mission Bay and the diverse and former site uses. We learned how the areas historical uses needed to be taken into account and addressed in order to build a new school that would serve the local SF community.

We reviewed old maps and other documents to help trace and share the history of this site.

We also toured the project, currently under construction. McCarthy shared how they stabilized the soil for vertical construction through the use of piles that were driven into the ground. The school is an amazing addition to Mission Bay and the surrounding community.





## Ellis Partners/How To Create a Real Estate Development Budget.

For the third year in a row, CIWI interns spent two sessions with Dean Rubinson, CIWI Advisory Committee Member/ Director of Development, Ellis Partners, learning about real estate development, how to create development budgets, pro formas, and the art of conducting due diligence and market analysis.

Over the course of these sessions, convened in both downtown San Francisco and Oakland, the interns secured a top shelf and fast paced exposure to real estate development.

We also toured these buildings to learn about how these buildings were designed, built, and maintained to maximize their useful life and deliver Class A office building environment and amenities for its tenants.



## PUC's Bruce Flynn Pump Station Site Walk.

On June 21, 2024, Emerson and Montez Group Inc. hosted the Construction Industry Workforce Initiative Interns to present ***"Water/Wastewater: How Does it Work,"*** and then guided the interns on two site walks. Our tour started at the new South East Community Center, where we had the privilege of observing the community leaders as part of the Center's impressive public art program.

Then we toured the Bruce Flynn Pump station adjacent to the Southeast Wastewater Treatment Plant in Bayview/Hunters Point, where we were able to witness its pivotal role in maintaining the operational functionality of San Francisco.

### **Partnership with Bay Area Video Coalition (BAVC).**

CIWI was accepted by BAVC (a SF-based nonprofit organization specializing in video and documentary work at the community level) as one of their community-based partners for the summer.

You can find [the video](#) here:



## East Bay Asian Local Development Corp./ Q&A Consulting LLC

On July 25th, in collaboration with Q&A Consulting LLC (an environmental consulting firm, LBE/WBE) and Jamonte Wells, a member of our CIWI 2024 intern cohort, he had the opportunity to tour East Bay Asian Local Development Corp's (EBALDC) East 12th Street affordable housing development.

Jamonte was placed with Q&A as part of EBALDC's Community Benefits commitment and has been a valuable addition to our team!

Hailing from West Oakland, Jamonte is pursuing Civil Engineering at Laney College. This summer, he obtained his OSHA 30 certificate, successfully completed a 6-hour introductory Excel class sponsored by the Association of General Contractors (AGC), and participated in multiple jobsite walks with Q&A.

Moreover, Jamonte received mentorship from key industry stakeholders such as Bruce Giron (Giron Construction), Rod Roche (CIWI Advisory Committee member/100 Black Men Bay Area member), and Bucky Oduozo (Project Engineer at Cahill Contractors/CIWI 2022 Alum).

Q&A Consulting LLC  
CIWI 2024 Intern:

**Jamonte  
Wells**

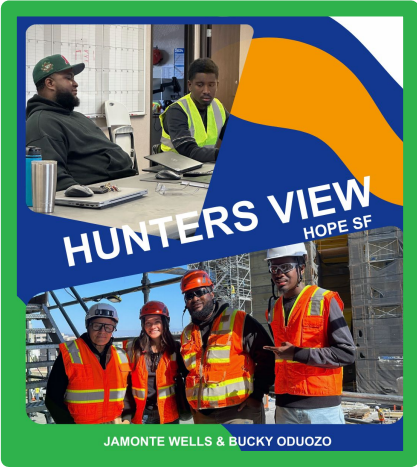




# CIWI Videos



[CIWI 2024 PUC Emerson Video](#)



[CIWI 2024 Hunters View, Phase 3 Video](#)



[CIWI 2024 Q&A Video](#)



Construction Industry Workforce Initiative is a  
program of Community Initiatives



[www.ciwi-bayarea.org](http://www.ciwi-bayarea.org)