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Factory OS makes history in Oakland

Building a flagship school in Madera

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Factory_OS

Carpenters make history in Oakland

The next chapter in the evolution of the construction industry opened last month with the assembly of an 110-unit Oakland residential project. It was the first such project, built in the Factory_OS plant in Vallejo by about 200 members of Local 180, and installed by a Carpenter crew.

With assembly beginning in mid-August, the market-rate project will be ready for occupancy by March 2020, cutting 40 percent off a comparable field construction schedule, according to Factory_OS estimates.

Throughout the whole process, “we couldn’t have asked for a better partner than the Carpenters,” says Larry Pace, Factory_OS chief operating officer. “From the very beginning, supporting us in the permitting process, supporting our workforce and providing training, the Carpenters have been fantastic.”

The project, known as The Union because of its location at the corner of Fifth and Union Streets, adjacent to I-880, is being assembled by Cannon Constructors.

“This is my fourth modular project, the first from Factory_OS,” says Cannon Superintendent Gary Woffiden, “and this is the best. Each unit is exactly the same height, the same length, the same weight. They’re all true in size and shape, so it’s all going together really smoothly.”

With each of the 85 module sections weighing 50,000 pounds, “the main safety issue is to stay out from under,” Woffiden says. Otherwise, most of the work involves attaching the units—the sheer wall and Simpson Clip hardware, the splice plates, and attaching the top plate of one unit to the bottom of the next.

“Looks just like Legos,” one motorist calls out as he drives by the site.

“This is just the beginning,” says Pace who, aside from serving as COO of Factory_OS is also principle of Cannon Constructors. Cannon has assembled five such projects, and is preparing to work on The Phoenix, designed for formerly homeless people; The Intersection, on San Pablo Avenue; and The Mayfair project in El Cerrito, all manufactured at the Factory_OS plant in Vallejo. Factory_OS is also getting ready to open a second plant there, and still another in Los Angeles.

“We’re committed to doing it all with a Carpenter workforce,” Pace says. “It’s worked great for us from the very beginning.”



The Carpenter crew installing Factory_OS modules at The Union, working for Cannon Constructors, includes Evella Holt, Local 713; Dani Bugurin, Local 46; Gerardo Garcia, Local 217; Jose I. Garcia, Local 713; Edgar G. Romero, Local 713; Mauricio Poblano, Local 46; Jose Contreras, Local 22; Juan Carlos Hernandez, Local 46; and Laborers Joe Ramirez and Randy Ramirez.

‘We couldn’t have asked for a better partner than the Carpenters.’



Laying out connections for a Factory_OS unit, Evella Holt, Local 713; Gerardo Garcia, Local 217; and Jose Contreras, Local 22.



Gary Woffiden, formerly a Carpenters Union member in Washington State, is the Cannon Constructors superintendent on the project.