



San Francisco International Airport

MEMORANDUM

March 21, 2017

TO: AIRPORT COMMISSION
Hon. Larry Mazzola, President
Hon. Linda S. Crayton, Vice President
Hon. Eleanor Johns
Hon. Richard J. Guggenlime
Hon. Peter A. Stern

FROM: Airport Director

SUBJECT: Approval of Modification No. 4 to Professional Services Contract No. 10010.41, Project Management Support Services for the New Boarding Area B Project

DIRECTOR'S RECOMMENDATION: APPROVE MODIFICATION NO. 4 TO THE PROFESSIONAL SERVICES CONTRACT NO. 10010.41, NEW BOARDING AREA B PROJECT, PROJECT MANAGEMENT SUPPORT SERVICES WITH T1 CUBED – A JOINT VENTURE, IN AN AMOUNT OF \$5,100,000 WITH A NEW CONTRACT AMOUNT OF \$16,900,000 FOR SERVICES THROUGH MAY 4, 2018.

Executive Summary

Transmitted herewith for your approval is a proposed Resolution approving Modification No. 4 to Professional Services Contract No. 10010.41, Project Management Support Services (PMSS) for the New Boarding Area B Project (Project) with T1 Cubed – a Joint Venture of Parsons Brinckerhoff, Inc. and AGS, Inc., in an amount of \$5,100,000 for a new contract amount of \$16,900,000 for services through May 4, 2018.

This Modification No. 4 provides for the third year of project management support services.

Background

The New Boarding Area B Project includes construction of an approximately 550,000 square foot boarding area with 24 gates to replace the existing 40-year old facility, provides for a concession and amenity program consistent with Terminal 2 and Boarding Area E, and helps the Airport serve the increasing passenger forecasts. Several of the new gates will be configured to accommodate international arrivals. The Project will also include Passenger Boarding Bridges, Pre-Conditioned Air, and 400Hz power systems; and a new aircraft apron and jet fuel hydrant system.

On January 20, 2015, by Resolution No. 15-0004, the Commission awarded this contract to T1 Cubed – a Joint Venture, in an amount of \$4,300,000 for the first year of services.

On March 31, 2015, by Resolution No. 102-15, pursuant to Charter Section 9.118, the Board of Supervisors approved this contract for an amount of \$29,000,000 for six years of services.

THIS PRINT COVERS CALENDAR ITEM NO. 4

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

EDWIN M. LEE MAYOR LARRY MAZZOLA PRESIDENT LINDA S. CRAYTON VICE PRESIDENT ELEANOR JOHNS RICHARD J. GUGGENHIME PETER A. STERN IVAR C. SATERO AIRPORT DIRECTOR

Administrative Modification No. 1 was executed on January 19, 2016 to update labor classifications, and made no change to the contract amount or duration.

On March 15, 2016, by Resolution No. 16-0078, the Commission approved Modification No. 2 in an amount of \$7,500,000 for the second year of services through May 4, 2017 and increased the contract amount to \$11,800,000.

Administrative Modification No. 3 was executed on September 15, 2016 to add labor classifications, adjust overhead and labor rates, and made no change to the contract amount or duration.

This Modification No. 4 is for the third year of services. The Consultant will continue to facilitate the development of design and construction documents, and management of construction activities. Staff and T1 Cubed - a Joint Venture have reached agreement on scope, staffing and fee for the third year of services.

The Terminal 1 Program approved in the FY 16/17 Capital Plan includes multiple projects that were anticipated to be implemented over 10 years. As part of the Terminal 1 Center and Boarding Area B projects, Staff has undertaken the programming and schematic design efforts for the entire Terminal 1 facility. Through this effort, it became clear that work originally deferred until later in the Program's implementation is necessary to meet forecasted passenger growth, gate capacity and other operational needs. This work is integral to the Terminal 1 Center and Boarding Area B project scopes.

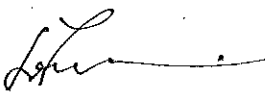
The original budget for this contract was \$29,000,000. With the increased Project scope and additional duration of one year, more staff is needed to support the Project. The anticipated contract amount is now \$35,000,000 for seven years of services. Additionally, this contract will provide Enhanced Commissioning services for LEED certification for both the Terminal 1 Center and the New Boarding Area B projects. The forecast amount for PMSS services, without Enhanced Commissioning services, is 5% of the forecast of the design-build contract under T1 Cubed's management, which is within the Airport's budget of 5% for PMSS services. The Project remains in budget within the Capital Program.

In conformance with Charter Section 9.118, Board of Supervisors approval will be required to modify this contract beyond the approved \$29,000,000 and term of six years.

The City's Contract Monitoring Division has approved a 20% Local Business Enterprise sub-consultant participation requirement for this Contract and T1 Cubed - a Joint Venture has committed to meeting this requirement and is currently projecting 20% participation.

Recommendation

Based on the information provided above, I recommend that the Commission approve Modification No. 4 to Professional Services Contract No. 10010.41, Project Management Support Services for the New Boarding Area B Project with T1 Cubed -- a Joint Venture, in an amount of \$5,100,000 for a new total contract amount of \$16,900,000 for services through May 4, 2018.


Ivar C. Satero
Airport Director

Prepared by: Geoffrey W. Neumayr
Chief Development Officer
Planning, Design & Construction