

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 16-0053

**AWARD OF PROFESSIONAL SERVICES CONTRACT NO. 10071.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE TERMINAL 3 WEST MODERNIZATION PROJECT AND THE BOARDING AREA F PASSENGER BOARDING BRIDGE PROJECT, TO WCME JV, A JOINT VENTURE OF PGH WONG ENGINEERING, INC., COOPER PUGEDA MANAGEMENT, INC., MCK ASSOCIATES, INC., AND ENVIRONMENTAL & CONSTRUCTION SOLUTIONS IN AN AMOUNT NOT TO EXCEED \$8,100,000 FOR THE FIRST YEAR OF SERVICES**

WHEREAS, due to the need to coordinate and minimize the closure of gates, similarities in type of work and interfaces that may occur during construction, the T3 West Modernization Project and Boarding Area F Passenger Boarding Bridge Project are combined to be executed under Contract No. 10071.41 for project management support services (PMSS); and

WHEREAS, the Terminal 3 West Modernization Project will include renovating and expanding the western half of Terminal 3, including upgrading building systems, passenger amenities, concessions and holdrooms, reconstructing apron pavement, remediation of contaminated soil, and seismic retrofits. Also included is the renovation and expansion of the Boarding Area F connector, construction of a consolidated Baggage Handling System, replacement of the Terminal 3 building façade, and renovation of three existing sets of restrooms at Boarding Area F; and

WHEREAS, the Boarding Area F Passenger Boarding Bridge Project, includes replacement of passenger boarding bridges and associated infrastructure at Boarding Area F; and

WHEREAS, the San Francisco Planning Department, Environmental Review Division, determined that the Terminal 3 West Modernization Project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 32 exemption (Planning Department File No. 2015-002670ENV), and the Boarding Area F Passenger Boarding Bridge Project is categorically exempt from CEQA as a Class 1 exemption (Planning Department File No. 2015-010548ENV); and

WHEREAS, the PMSS Consultant (Consultant) will provide overall management expertise and oversight of the Projects. The scope of work for this Contract will include design and construction management services, project controls, contract administration, cost estimating services and field inspection; and

WHEREAS, on April 7, 2015, by Resolution No. 15-0074, the Commission determined to proceed with the Terminal 3 West Modernization Project and authorized the Director to issue a (RFQ/RFP). However, Airport staff, working with the major stakeholders, decided to change the scope of work under the project such that the estimated budget increased; and

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- WHEREAS, on August 11, 2015, by Resolution No. 15-0162, the Commission reauthorized the Director to issue a RFQ/RFP for the Terminal 3 West Modernization Project as well as inclusion of the then potential additional Boarding Area F Passenger Boarding Bridge Project and to negotiate with the highest-ranked proposer; and
- WHEREAS, on October 13, 2015, by Resolution No. 15-0198, the Commission determined to proceed with the Boarding Area F Passenger Boarding Bridge Project; and
- WHEREAS, on August 24, 2015, Staff issued a RFQ/RFP for Professional Services Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project; and
- WHEREAS, on October 2, 2015, the Airport received four proposals in response to the RFQ/RFP. All four proposers were Joint Ventures with Local Business Enterprise (LBE) firms; and
- WHEREAS, the Airport convened a three-member Selection Panel that thoroughly reviewed the responsive proposals, interviewed the firms and key personnel, and determined that WCME JV, a joint venture of PGH Wong Engineering, Inc., Cooper Pugada Management, Inc., MCK Associates, Inc., and Environmental & Construction Solutions (WCME JV), is the highest-ranked proposer; and
- WHEREAS, Staff negotiated the scope of services, contract terms and conditions, and fee with WCME JV for this Contract. The agreed upon initial contract amount for the first year of services for WCME JV is \$8,100,000; and
- WHEREAS, since services under the Contract will be required for both projects and will be for a multi-year time frame, Staff estimates that the total contract amount for WCME JV will be \$48,000,000 with a total contract duration of five and a half years; and
- WHEREAS, the Contract will be renewed each year based on the Airport's evaluation of WCME JV's quality of work and performance; and
- WHEREAS, the City's Contract Monitoring Division has approved a Local Business Enterprise sub-consultant participation requirement of 20% for this Contract and WCME JV has committed to meeting that requirement; and
- WHEREAS, since this Contract is anticipated to exceed \$10,000,000, pending Commission authorization, the Airport will request the Board of Supervisors' approval of this Contract as required by San Francisco Charter Section 9.118(b); now, therefore, be it

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RESOLVED, that the Commission hereby awards Professional Services Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project to WCME JV, a joint venture of PGH Wong Engineering, Inc., Cooper Pugeda Management, Inc., MCK Associates, Inc., and Environmental & Construction Solutions, in an amount not to exceed \$8,100,000 for the first year of services; and, be it further

RESOLVED, that this Commission directs the Commission Secretary to request the Board of Supervisors approval of the Professional Services Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project in conformance with San Francisco Charter Section 9.118(b).

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I hereby certify that the foregoing resolution was adopted by the Airport Commission  
at its meeting of FEB 16 2016

  
Secretary



**MEMORANDUM**

February 16, 2016

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

**FROM:** Airport Director

**SUBJECT:** Award of Professional Services Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project

**DIRECTOR'S RECOMMENDATION:** AWARD PROFESSIONAL SERVICES CONTRACT NO. 10071.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE TERMINAL 3 WEST MODERNIZATION PROJECT AND THE BOARDING AREA F PASSENGER BOARDING BRIDGE PROJECT, TO WCME JV, A JOINT VENTURE OF PGH WONG ENGINEERING, INC., COOPER PUGEDA MANAGEMENT, INC., MCK ASSOCIATES, INC., AND ENVIRONMENTAL & CONSTRUCTION SOLUTIONS, IN AN AMOUNT NOT TO EXCEED \$8,100,000 FOR THE FIRST YEAR OF SERVICES

**Executive Summary**

Transmitted herewith for your approval is a proposed Resolution awarding Professional Services Contract No. 10071.41, Project Management Support Services (PMSS) for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project, to WCME JV, a joint venture of PGH Wong Engineering, Inc., Cooper Pugeda Management, Inc., MCK Associates, Inc., and Environmental & Construction Solutions (WCME JV), in an amount not to exceed \$8,100,000 for the first year of services.

Both projects will extend the useful life of the building and meet current code requirements. These projects will include renovation of the existing terminal and construction of an expanded terminal area which will upgrade seismic performance, improve passenger flow, and enhance the passenger experience.

The PMSS Consultant (Consultant) will provide overall management expertise and oversight of both projects. The scope of work for this Contract will include design and construction management services, project controls, contract administration, cost estimating services and field inspection.

**Background**

Through a Programming and Planning Study, the Airport has determined that to best meet future domestic and international forecast demand, it is critical that projects within Terminal 3 proceed.

Terminal 3 is comprised of the main terminal building, which is separated into the eastern and western sides, and Boarding Area E and Boarding Area F. The redevelopment of Terminal 3 started with the Boarding Area E Project that was completed in early 2014 and continued with the East additional work that was completed in late 2015. The implementation of future projects to increase gate flexibility and improve the level of service and

passenger experience is necessary. Under the current 5-year Capital Improvement Plan (CIP) and Airport Development Plan, the future projects in Terminal 3 include:

- a- Terminal 3 West Modernization Project
- b- Boarding Area F Passenger Boarding Bridge Project
- c- Terminal 2 to Terminal 3 Secure Connector Project
- d- Boarding Area F Improvements Project

Due to the need to coordinate and minimize the closure of gates, similarities in type of work and interfaces that may occur during construction, the T3 West Modernization Project and Boarding Area F Passenger Boarding Bridge Project are combined to be executed under this Contract No. 10071.41 for PMSS.

The Terminal 3 West Modernization Project will include renovating and expanding the western half of Terminal 3, including upgrading building systems, passenger amenities, concessions and holdrooms, reconstructing apron pavement, remediation of contaminated soil, and seismic retrofits. Also included is the renovation and expansion of the Boarding Area F connector, construction of a consolidated Baggage Handling System, replacement of the Terminal 3 building façade, and renovation of three existing sets of restrooms at Boarding Area F. The project was determined by the San Francisco Planning Department, Environmental Planning Division (SFEP) to be categorically exempt from the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.) as a Class 32 exemption (Planning Department File No. 2015-002670ENV).

The Boarding Area F Passenger Boarding Bridge Project includes replacement of Passenger Boarding Bridges and associated infrastructure at Boarding Area F. The project was determined by SFEP to be categorically exempt from CEQA as a Class 1 exemption (Planning Department File No. 2015-010548ENV).

On April 7, 2015, by Resolution No. 15-0074, the Commission determined to proceed with the Terminal 3 West Modernization Project (formerly referred to as the Terminal 3 West Improvements Project) and authorized the Director to issue a (RFQ/RFP). However, Airport staff working with the major stakeholders decided to change the scope of work under the project such that the estimated budget increased.

On August 11, 2015, by Resolution No. 15-0162, the Commission reauthorized the Director to issue a RFQ/RFP for the Terminal 3 West Modernization Project as well as including the Boarding Area F Passenger Boarding Bridge Project as a then potential additional project, and to negotiate with the highest-ranked proposer.

On October 13, 2015, by Resolution No. 15-0198, the Commission determined to proceed with the Boarding Area F Passenger Boarding Bridge Project.

On October 2, 2015, the Airport received four proposals. All four of the proposers were Joint Ventures with Local Business Enterprise (LBE) firms.

The Airport convened a three-member selection panel, consisting of one Airport Commission employee and two members of the aviation and project management industry, to review and score the proposals in accordance with the criteria stated in the RFQ/RFP. The RFQ/RFP stated that up to four highest-ranking proposers would be invited for interviews with the Selection Panel. Airport staff determined that one Proposer did not receive a score on the Technical Proposal that was high enough to warrant being invited to the Oral Interview. On November 5, 2015 the Selection Panel interviewed the three highest-ranked proposers, including key personnel, and thoroughly appraised their qualifications.

Based on the results of the proposals and interviews, the final rankings are as follows:

	Evaluation Score (500 max.)	LBE Rating Bonus	Final Score
1. WCME JV	466.3	10%	513.0
2. T3 Associates (ASL, AGS and PMA)	434.7	10%	478.1
3. T3W Partners (Jacobs, The Allen Group, Avila)	403.3	10%	443.7

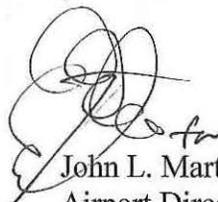
Staff negotiated the scope of services, contract terms and conditions, and fee with WCME JV for this Contract. The agreed upon initial contract amount for the first year of services for WCME JV is \$8,100,000. Since services under the contract will be required for both projects and will be for a multi-year time frame, Staff estimates that the total contract amount for WCME JV will be \$48,000,000 with a total contract duration of five and half years.

The contract will be renewed each year based on the Airport's evaluation of WCME JV's quality of work and performance. Since this Contract is anticipated to exceed \$10,000,000, pending Commission authorization, the Airport will request the Board of Supervisors to approve this Contract as required by San Francisco Charter Section 9.118(b).

The Contracts Monitoring Division (CMD) reviewed the RFQ/RFP documentation, proposals and scoring, and has determined that the selection process is in compliance with Chapter 14B requirements. CMD has approved a 20% LBE sub-consultant participation requirement for this Contract. WCME JV has committed to meeting this requirement.

**Recommendation**

Based on the above, I recommend that the Commission award Professional Services Contract No. 10071.41, Project Management Support Services for the Terminal 3 West Modernization Project and the Boarding Area F Passenger Boarding Bridge Project, to WCME JV, a joint venture of PGH Wong Engineering, Inc., Cooper Puggeda Management, Inc., MCK Associates, Inc., and Environmental & Construction Solutions, in an amount not to exceed \$8,100,000 for the first year of services.



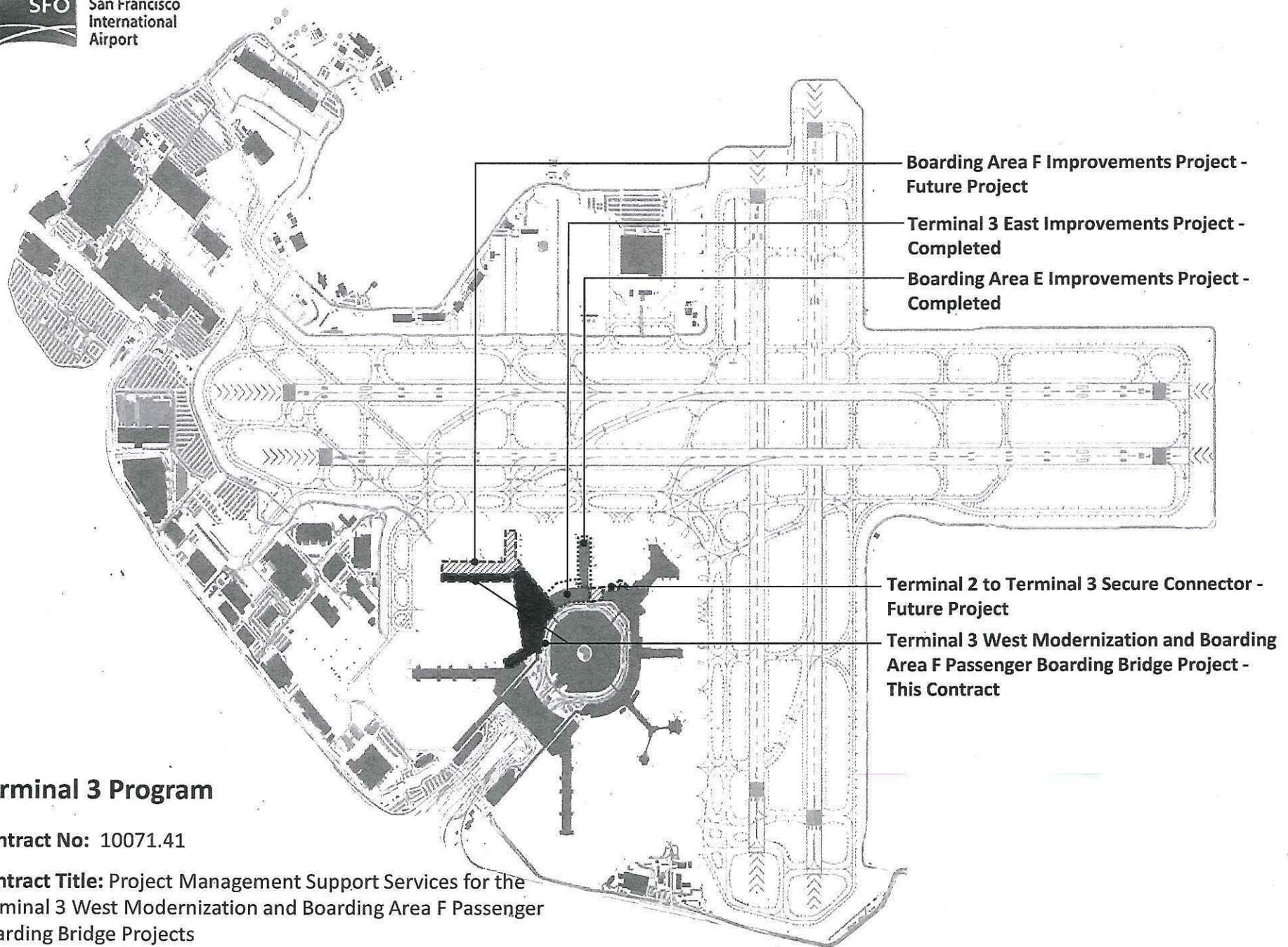
John L. Martin  
Airport Director

Prepared by: Geoffrey W. Neumayr  
Deputy Airport Director  
Design & Construction

Attachments



San Francisco  
International  
Airport



## Terminal 3 Program

Contract No: 10071.41

Contract Title: Project Management Support Services for the Terminal 3 West Modernization and Boarding Area F Passenger Boarding Bridge Projects