

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 24-0016

**AWARD OF PROFESSIONAL SERVICES CONTRACT NO. 11918.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE CARGO BUILDING 626.1 PROJECT, TO CONSOR PMCM, INC. IN THE NOT-TO-EXCEED CONTRACT AMOUNT OF \$2,700,000 FOR THE FIRST YEAR OF SERVICES**

WHEREAS, the Cargo Building 626.1 Project (Project) will construct a new cargo facility and demolish existing facilities to support the future development of the West Field Area; and

WHEREAS, on November 3, 1992, by Resolution No. 92-0284, the Commission approved the San Francisco Master Plan (Master Plan) and adopted findings, including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, as required by the California Environmental Quality Act (CEQA); and

WHEREAS, the Master Plan was the subject of a Program Environmental Impact Report (EIR) prepared by the City and County of San Francisco Office of Environmental Review and certified by the San Francisco Planning Commission on May 28, 1992, by Motion No. 13356, in accordance with the requirements of CEQA, Public Resources Code section 21000, *et seq.*; Title 14, section 15000, *et seq.* of the California Code of Regulations (CEQA Guidelines); and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, the Project is a project included in the Master Plan and is described generally in the Master Plan and analyzed in the EIR; and

WHEREAS, Section 15168 of the CEQA Guidelines requires subsequent activities in a program that are covered by a program EIR be examined in light of the EIR to determine whether additional environmental documentation must be prepared; and

WHEREAS, after reviewing the information regarding the Project, the San Francisco Planning Department, Environmental Planning Division prepared an addendum to the Master Plan Program EIR (addendum), dated August 22, 2003, to address the changes to the Project to specifically evaluate the impacts of the modifications; and

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- WHEREAS, further modifications were made to the Project as envisioned in an addendum dated August 22, 2003, and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR, dated May 17, 2021; and
- WHEREAS, under both addenda, the San Francisco Planning Department, Environmental Planning Division concluded that the Project, as modified from its description in the EIR, is within the scope of the Master Plan Program, that the environmental impacts of the Project have been adequately analyzed in the EIR, that the modifications to the Project would not cause new significant impacts not identified in the EIR nor require new mitigation measures, and that no supplemental EIR or negative declaration is required; and
- WHEREAS, since the EIR and addenda were finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the EIR or addenda due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the EIR or addenda; and
- WHEREAS, the Project Management Support Services (PMSS) consultant will provide overall management expertise and oversight of the Project; the scope of work for the Contract will include design and construction management services, project controls, contract administration, cost estimating services, and field inspection; and
- WHEREAS, on June 6, 2023, by Resolution No. 23-0133, the Commission authorized the Director to issue a Request for Qualifications/Request for Proposals (RFQ/RFP) for PMSS for the Project and to negotiate with the highest-ranked shortlisted proposers in successive order until negotiations are successful with two of the shortlisted proposers; and
- WHEREAS, on September 12, 2023, the Airport received seven responsive proposals; and
- WHEREAS, the Airport convened a selection panel that thoroughly reviewed responsive proposals and interviewed the shortlisted proposers and key personnel in accordance with the criteria stated in the RFQ/RFP; and

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WHEREAS, in accordance with the terms of the RFQ/RFP, the highest-ranked proposer, Consor PMCM, Inc., chose the Cargo Building 626.1 Project as its “preferred project” and the Director now recommends the Commission award this Contract to Consor PMCM, Inc.; and

WHEREAS, the initial Contract duration is one year with four 1-year options to extend, and the overall Contract budget is \$10,700,000; and

WHEREAS, Staff negotiated the scope of services, contract terms and conditions, and fee with Consor PMCM, Inc. for the Contract and the agreed upon initial not-to-exceed Contract amount for the first year of services is \$2,700,000; and

WHEREAS, the City’s Contract Monitoring Division approved a Local Business Enterprise (LBE) sub-consulting participation requirement of 20% for the Contract, and Consor PMCM, Inc. has committed to meeting or exceeding this requirement; now, therefore, be it

RESOLVED, the Commission has reviewed and considered the EIR, addenda, and record as a whole, finds that they are adequate for its use as the decision-making body for the approval of Contract No. 11918.41 and incorporates the CEQA findings contained in Resolution Nos. 92-0284, 03-0207, and 23-0099, including the Statement of Overriding Considerations, as though set forth in this Resolution; and, be it further

RESOLVED, that the Commission hereby awards Professional Services Contract No. 11918.41, Project Management Support Services for the Cargo Building 626.1 Project, to Consor PMCM, Inc. in the not-to-exceed Contract amount of \$2,700,000 for the first year of services.

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

FEB 6 2024



Secretary



San Francisco International Airport

**MEMORANDUM**

February 6, 2024

TO: AIRPORT COMMISSION

Hon. Malcolm Yeung, President	24-0016
Hon. Everett A. Hewlett, Jr., Vice President	
Hon. Jane Natoli	24-0017
Hon. Jose F. Almanza	
Hon. Mark Buell	FEB 6 2024

FROM: Airport Director

SUBJECT: Award of Professional Services Contract No. 11918.41, Project Management Support Services for the Cargo Building 626.1 Project and Professional Services Contract No. 11984.41, Project Management Support Services for the Cargo Building 720.1 & GSE Building 742 Project

DIRECTOR'S RECOMMENDATION: AWARD PROFESSIONAL SERVICES CONTRACT NO. 11918.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE CARGO BUILDING 626.1 PROJECT, TO CONSOR PMCM, INC. IN THE NOT-TO-EXCEED CONTRACT AMOUNT OF \$2,700,000 FOR THE FIRST YEAR OF SERVICES, AND AWARD PROFESSIONAL SERVICES CONTRACT NO. 11984.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE CARGO BUILDING 720.1 & GSE BUILDING 742 PROJECT, TO WEST FIELD CONSULTANTS, A JOINT VENTURE, A JOINT VENTURE BETWEEN WSP USA, INC. AND AGS, INC., IN THE NOT-TO-EXCEED CONTRACT AMOUNT OF \$3,000,000 FOR THE FIRST YEAR OF SERVICES.

**Executive Summary**

The Cargo Building 626.1 Project and Cargo Building 720.1 & GSE Building 742 Project (collectively, Projects) would construct two new cargo buildings, a new ground service equipment (GSE) maintenance building, and demolish existing facilities to support future redevelopment to modernize the West Field area.

The Contracts will provide Project Management Support Services (PMSS) for the Projects. The PMSS consultants will provide overall management expertise and oversight of the Projects. The scope of work for the Contracts will include design and construction management services, project controls, contract administration, cost estimating services, and field inspection.

**Background**

On June 6, 2023, by Resolution Nos. 23-0133 and No. 23-0134, the Commission authorized the Director to issue a Request for Qualifications/Request for Proposals (RFQ/RFP) for PMSS for the Projects and to negotiate with the highest-ranked shortlisted proposers in successive order until negotiations were successful with two of the shortlisted proposers. Refer to Attachment A –

THIS PRINT COVERS CALENDAR ITEM NO.         

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

LONDON N. BREED MAYOR	MALCOLM YEUNG PRESIDENT	EVERETT A. HEWLETT, JR. VICE PRESIDENT	JANE NATOLI	JOSE F. ALMANZA	MARK BUELL	IVAR C. SATERO AIRPORT DIRECTOR
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Summary of Commission Actions for each Contract. At that time, Staff estimated the duration of both Contracts would be up to 51 months.

On September 12, 2023, the Airport received seven proposals in response to the RFQ/RFP. Three proposers were Contract Monitoring Division-certified Local Business Enterprise (LBE) firms, two were CMD-certified Micro-LBE, and one was a joint venture with a CMD-certified Micro-LBE firm. One proposal was determined to be non-responsive by the Contracts Monitoring Division due to failure to meet the LBE requirements.

The Airport convened a four-member selection panel consisting of two Airport Commission employees and two project managers from other City departments to review and score responsive proposals in accordance with the criteria stated in the RFQ/RFP. On November 15, 2023, the selection panel interviewed the four highest-ranked proposers, including key personnel, and thoroughly appraised their qualifications.

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

	Evaluation Score (550 max.)	LBE Rating Bonus	Final Score
1. Consor PMCM, Inc.	488.0	0%	488.0
2. West Field Consultants, a Joint Venture	482.0	0%	482.0
3. MCK Americas, Inc.	445.0	2%	454.0
4. InnoActive Group	436.0	2%	445.0

Because one combined RFQ/RFP was issued for the selection of two Contractors, one for Cargo Building 626.1 (Contract No. 11918.41) and one for Building 720.1 & GSE Building 742 (Contract No. 11984.41), the proposers were required to submit their “preferred project” with their proposal in a sealed envelope. Staff would recommend the highest-ranked proposer be awarded its “preferred project.” The highest-ranked proposer, Consor PMCM, Inc., selected the Cargo Building 626.1 Project as its “preferred project.” The next highest-ranked proposer, West Field Consultants, a Joint Venture (West Field Consultants), a joint venture between WSP USA, Inc. and AGS, Inc., was offered the Cargo Building 720.1 & GSE Building 742 Project.

Given the above results, Staff recommends awarding Contract No. 11918.41 to Consor PMCM, Inc. and awarding Contract No. 11984.41 to West Field Consultants. The protest period for both Contracts ended on November 28, 2023, and no protests were received.

Staff negotiated the scope of services, contract terms and conditions, and fee with Consor PMCM, Inc. for Contract No. 11918.41. The Contract duration is one year with four 1-year options to extend. The estimated total not-to-exceed Contract amount is \$10,700,000. Consor PMCM, Inc. and Staff have agreed to a not-to-exceed Contract amount of \$2,700,000 for the first

year of services. Staff will return to the Commission to request approval to extend the Contract duration and to increase the Contract amount, as appropriate.

Staff negotiated the scope of services, contract terms and conditions, and fee with West Field Consultants for Contract No. 11984.41. The Contract duration is one year with four 1-year options to extend. The estimated total not-to-exceed Contract amount is \$11,000,000. West Field Consultants and Staff have agreed to a not-to-exceed Contract amount of \$3,000,000 for the first year of services. Staff will return to the Commission to request to extend the Contract duration and to increase the Contract amount, as appropriate.

For each Project, Staff will return to the Commission toward the end of the Programming Phase once the full scope, schedule, and cost is determined to approve the options to extend services and increase the not-to-exceed Contract amount. Subsequently, should the Commission approve a Contract amount that exceeds \$10,000,000, Staff will also seek authorization for the Board of Supervisors' approval as required by San Francisco Charter Section 9.118(b).

The City's Contract Monitoring Division (CMD) reviewed the RFQ/RFP documentation, proposals, and scoring and determined that the selection process complies with the requirements of San Francisco Administrative Code Chapter 14B. CMD approved an LBE sub-consulting participation requirement of 20% for each Contract. Both Consor PMCM, Inc. and West Field Consultants have each committed to meeting or exceeding this requirement.

### **Environmental Reviews**

Since the certification of the Master Plan EIR, modifications to the redevelopment of the Airport and airline support facilities envisioned in the Master Plan have been made. The San Francisco Planning Department, Environmental Planning Division prepared and issued the West Field Cargo Redevelopment addendum to the Master Plan Program EIR, dated August 22, 2003, to address changes to that project and to specifically evaluate the impacts of those modifications. By Resolution No. 03-0207, adopted October 2, 2003, the Airport Commission authorized implementing the West Field Cargo Redevelopment Project. Further modifications were made to the West Field Cargo Redevelopment Project as envisioned in the addendum dated August 22, 2003 and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR, dated May 17, 2021, which contains the demolition of existing facilities and development of replacement cargo buildings 626.1 and 720.1, and GSE building 742.

For both modifications, the San Francisco Planning Department, Environmental Planning Division concluded that the West Field Cargo Redevelopment Project, as modified from its description in the EIR, is within the scope of the Master Plan Program, that the environmental impacts of the Project have been adequately analyzed in the EIR, that the modifications to the Project would not cause new significant impacts not identified in the EIR nor require new mitigation measures, and that no supplemental EIR or negative declaration is required. By Resolution No. 23-0099, adopted April 18, 2023, the Airport Commission authorized the implementation of the redevelopment of cargo and airport/airline support facilities in the West Field area.

**Recommendation**

I recommend the Commission award Professional Services Contract No. 11918.41, Project Management Support Services for the Cargo Building 626.1 Project, to Consor PMCM, Inc. in the not-to-exceed Contract amount of \$2,700,000 for the first year of services and Professional Services Contract No. 11984.41, Project Management Support Services for the Cargo Building 720.1 and GSE Building 742 Project, to West Field Consultants, a Joint Venture, a joint venture between WSP USA Inc. and AGS, Inc., in the not-to-exceed Contract amount of \$3,000,000 for the first year of services.



Ivar C. Satero  
Airport Director

Prepared by: Judi Mosqueda  
Chief Development Officer  
Design & Construction

Attachments

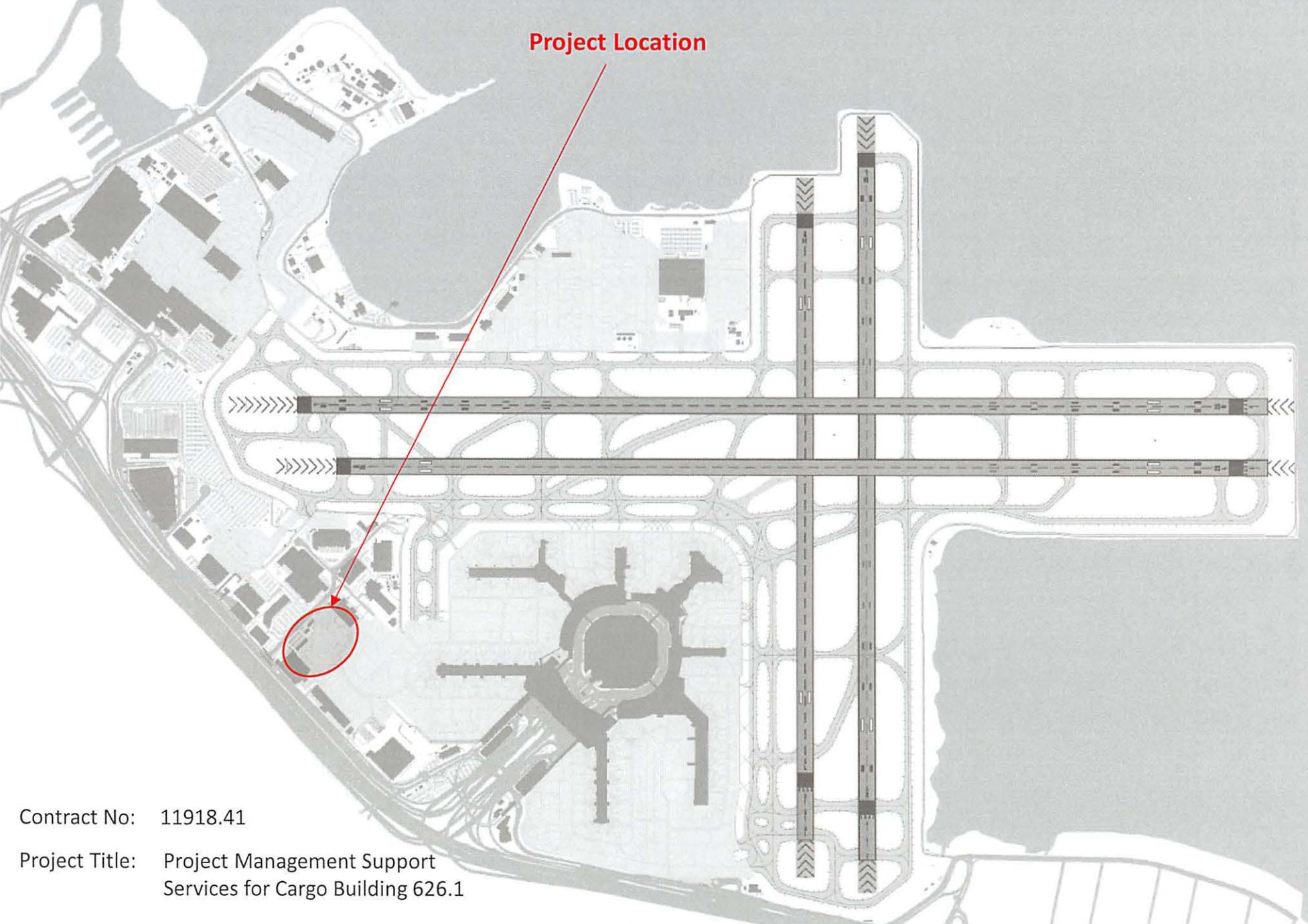
**ATTACHMENT A**  
**SUMMARY OF COMMISSION ACTIONS**  
February 6, 2023

Contract No.: 11918.41, Project Management Support Services for the Cargo Building 626.1 Project  
Consultant: Consor PMCM, Inc.  
Award of Contract

Date	Modification No.	Resolution No.	Description	Scope	Amount
4/18/2023	-	23-0099	Environmental Review	Project approved in the 1992 Master Plan Environmental Impact Report (EIR) and subsequent 2003 and 2021 Addenda to the Master Plan EIR. CEQA findings were adopted and no new mitigation measures required.	\$0
6/6/2023	-	23-0133	Issue RFQ/RFP	Authorization to Issue Request for Qualifications/Request for Proposals	\$0

<b>Authorized Contract Amount to Date</b>	<b>\$0</b>
Award of Contract	<u>\$2,700,000</u>
<b>Proposed Contract Amount</b>	<b>\$2,700,000</b>

Project Location



Contract No: 11918.41

Project Title: Project Management Support  
Services for Cargo Building 626.1