

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