

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 13_0055

APPROVE RESOLUTION TO ACCEPT RECOMMENDATION, AND AUTHORIZE STAFF TO ENTER INTO NEGOTIATIONS AND PREPARE A PROFESSIONAL SERVICES AGREEMENT FOR CONTRACT NO. 9185.9, TERMINAL 1/BOARDING AREA B REDEVELOPMENT PROGRAM MANAGEMENT SUPPORT SERVICES WITH T1 PARTNERS, A JOINT VENTURE

WHEREAS, on September 18, 2012, by Resolution No. 12-0203, the Commission authorized Staff to issue a Request for Qualifications/Proposals for Terminal 1/Boarding Area B Redevelopment Program Management Support Services; and

WHEREAS, under this contract, the Consultant will assist Airport staff in developing a strategy to deliver the Program in a well-coordinated and methodical process, and support the Airport with specific areas of expertise including: terminal program planning and phasing, program-level cost/schedule controls, solicitations and contracts preparation, alternative project delivery processes, program management/construction management coordination, cost estimating, industry outreach/workshops, document control, program management systems, and other administrative support functions and operations; and

WHEREAS, Consultant may also be required to assist in the development of scoping documents for RFQ's and RFPs for design consultants, construction management consultants, and design/build contractors; and

WHEREAS, on January 22, 2013, the Airport received four (4) proposals in response to the RFP; and

WHEREAS, Staff performed reference checks of the proposers' past clients and a five person evaluation panel reviewed/scored the written proposals and participated in conducting and scoring the oral interviews; and

WHEREAS, based upon the results of the scoring of the proposals and interviews, the final firm rankings are as follows:

- | | |
|--|--------------------|
| 1. T1 Partners | 840.00 points |
| 2. The T1 ACJV | 832.40 points |
| 3. Faithful + Gould in Association with HNTB | 733.40 points |
| 4. Hill International | 657.40 points; and |

WHEREAS, the City's Contracts Monitoring Division (CMD) reviewed the RFP documentation, proposals and scoring and has determined that the selection process is in compliance with Chapter 14B requirements; and

WHEREAS, CMD has approved a 22% LBE sub consultant participation goal, and T1 Partners has committed to meeting this goal; now, therefore be it

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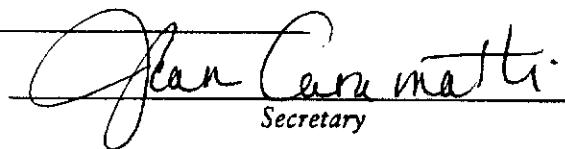
RESOLVED, that the Commission hereby approves the selection of T1 Partners as the highest ranked proposer, and authorizes Staff to enter into negotiations and prepare a professional services agreement for future consideration by Commission for award; and, be it further

RESOLVED, pending successful completion of negotiations, Staff will return to the Commission with a recommendation to award Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services to T1 Partners.

I hereby certify that the foregoing resolution was adopted by the Airport Commission

MAR 19 2013

at its meeting of _____


Secretary

San Francisco International Airport

MEMORANDUM

March 19, 2013

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

13_0055
 MAR 19 2013

FROM: Airport Director

SUBJECT: Selection of Consultant for Contract No. 9185.9, Terminal 1/Boarding Area B
 Redevelopment Program Management Support Services

**DIRECTOR'S RECOMMENDATION: APPROVE RESOLUTION TO ACCEPT
 RECOMMENDATION, AND AUTHORIZE STAFF TO ENTER INTO NEGOTIATIONS FOR A
 PROFESSIONAL SERVICES AGREEMENT WITH T1 PARTNERS, A JOINT VENTURE FOR
 CONTRACT NO. 9185.9, TERMINAL 1/BOARDING AREA B REDEVELOPMENT PROGRAM
 MANAGEMENT SUPPORT SERVICES**

Executive Summary

Staff is seeking Commission approval of the recommendation, and authorization to enter into negotiations and prepare a professional services agreement with T1 Partners, a Joint Venture between Parsons Transportation Group Inc., EPC Consultants Inc., and The Allen Group, LLC, for Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services.

The Terminal 1/Boarding Area B Redevelopment Program (Program) will provide for the reconstruction of Boarding Area B, renovation of Boarding Area C, and a major renovation of Terminal 1. The Program will also provide for a secure connector and sterile connector between Boarding Area A in the International Terminal, and Terminal 1.

T1 Program Background

On March 10, 2010, by Resolution No. 10-120, the Commission approved a policy related to the timing for implementation of the Program. This policy provided for the following:

- "The Airport will not proceed with the redevelopment, demolition and reconstruction of Terminal 1/Boarding Area B (T1/BAB) until demand for such redevelopment is necessary in terms of forecasted passenger traffic and airline gate requirements that reasonably cannot be accommodated at any other existing domestic or international gates, to the extent such accommodation does not unreasonably impact operations at these existing gates."
- "The Airport will endeavor to phase any redevelopment and/or reconstruction of T1 and/or BAB to match demand for gates as closely as possible. In evaluating the demand for new BAB gates, the Airport may factor in a full review of cost impacts related to phasing."

THIS PRINT COVERS CALENDAR NO. 2

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

JOHN L. MARTIN
 AIRPORT DIRECTOR

Based on the Airport's passenger growth the past two years, and the latest forecasted passenger traffic and airline gate requirements, the Airport can no longer accommodate the forecast demand at the existing domestic and international gates. Therefore, any further delay in implementing the Program will have major construction phasing impacts both in terms of cost and schedule, and potentially several impacts to Airport operations. In addition to this, the BAB facility, originally constructed as a non-pile supported "temporary" boarding area, has experienced significant settlement over the past 40 years, up to 4 feet, and can no longer withstand the continued settlement without major systems failures. Therefore, it is now necessary to commence the T1/BAB Program.

The T1/BAB Program will be implemented in a multi-year phased approach and will consist of the following significant program elements:

- Demolition of the existing BAB facility and replacement in a substantially different, more efficient configuration to accommodate the new modern aircraft requirements, as well as allow for future expansion if additional gate capacity is required, increasing capacity from 18 to 24 gate positions.
- A major renovation to Terminal 1, providing for a complete replacement of the architectural building envelope, complete electrical, HVAC and special systems replacements, interior architectural renovation, and facility upgrades including a new consolidated passenger screening checkpoint, new airline ticket counters, and new concessions program, all consistent with the Terminal 2 standard.
- New consolidated common use baggage handling system (BHS) and checked baggage screening system, reducing the number of systems from six to one, and the number of CTX machines from 15 to five, resulting in a much more efficient BHS operation, both in terms of operation and maintenance.
- Renovation of Boarding Area C to bring this facility up to current Airport standards.
- Various airport, airline and agency related tenant improvements.
- South Field Improvements including relocated vehicle screening checkpoint and realigned taxi lanes.

As a result of the recent significant increase in airline activity, the Program will also construct a temporary checkpoint and boarding area facility in order to maintain a minimum of 10 to 12 aircraft gates in operation during the course of the program.

Selection Process and Scope of Work

On September 18, 2012, by Resolution No. 12-0203, the Commission authorized Staff to issue a Request for Qualifications/Proposals for Terminal 1/Boarding Area B Redevelopment Program Management Support Services. Under this contract, the Airport seeks to hire a program management support consultant (Consultant) to assist the Airport project management staff, with proven ability and expertise to both work well in a highly collaborative environment, and with the appropriate firm and key personnel experience in major terminal renovation/reconstruction programs.

The Consultant scope of work will consist of assisting Staff in developing a strategy and plan to deliver the Program in a coordinated and methodical manner. Specific areas of expertise required include: terminal program planning and phasing, program-level cost/schedule controls, solicitations and contracts preparation, alternative project delivery processes, program management/construction management coordination, cost estimating, industry outreach/workshops, document control, program management systems, and other administrative support functions and operations.

The Consultant may also be required to assist in the development of scoping documents for RFQs and RFPs for design consultants, construction management consultants, and design/build contractors

On January 22, 2012, the Airport received four proposals. Staff performed reference checks of the proposers' past clients. A five person evaluation panel reviewed and scored the written proposals, as well as participated in conducting and scoring the oral interviews. The Selection Panel was comprised of the following members:

- Tom Kardos – Retired SFO Deputy Director
- Greg Casto – Airline Liaison Office
- Felicia Bragg – SFO Design & Construction - Construction Manager
- Leonard Takayama – Deputy Director, Sacramento Int'l Airport
- Brook Mebrahtu – San Francisco DPW – Project Manager

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

- | | |
|--|---------------|
| 1. T1 Partners | 840.00 points |
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| 3. Faithful + Gould in Association with HNTB | 733.40 points |
| 4. Hill International | 657.40 points |

The Contracts Monitoring Division (CMD) reviewed the RFP documentation, proposals and scoring, and has determined that the selection process is in compliance with Chapter 14B requirements. CMD has approved a 22% LBE sub consultant participation goal, and T1 Partners has committed to meeting this goal.

Recommendation

Based upon the above, I recommend that the Commission approve the recommendation of T1 Partners as the highest ranked proposer, and authorize Staff to enter negotiations and prepare a professional services agreement for Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services, for future consideration of award by the Commission.


John L. Martin For
Airport Director

Prepared by: Ivar C. Satero
Deputy Airport Director
Airport Development & Technology

Attachment