

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 13 0087

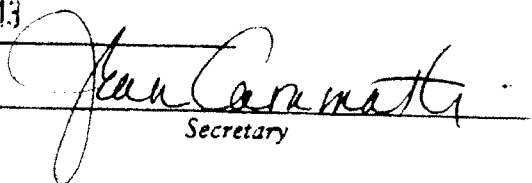
AWARD PROFESSIONAL SERVICES AGREEMENT, CONTRACT NO. 9185.9, TERMINAL 1/BOARDING AREA B REDEVELOPMENT PROGRAM MANAGEMENT SUPPORT SERVICES, TO T1 PARTNERS, A JOINT VENTURE OF PARSONS TRANSPORTATION GROUP INC., THE ALLEN GROUP, LLC. AND EPC CONSULTANTS, INC., IN AN AMOUNT NOT TO EXCEED \$4,453,178 FOR THE FIRST YEAR OF SERVICES.

- 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, on March 19, 2013, by Resolution No. 13-0055, the Commission approved the recommendation of T1 Partners as the highest ranked proposer, and authorized Staff to enter negotiations and prepare a professional services agreement; and
- WHEREAS, Staff and T1 Partners have successfully negotiated the scope of services, contract terms and conditions, and fee; and
- WHEREAS, Staff recommends an initial contract amount not to exceed \$4,453,178 for the first year of services; and
- WHEREAS, since the T1 Program will be a multi-year, phased program, Staff estimates that the total contract amount at completion for Program Management Support Services will be an estimated \$32 million; and
- WHEREAS, the contract will be renewed each year based on the Airport's evaluation of T1 Partners' quality of work and performance; and
- WHEREAS, since the contract will exceed \$10 million, pending Commission approval, the Airport will request the Board of Supervisors approval as required by San Francisco Charter Section 9.118(b); now, therefore be it
- RESOLVED, that this Commission awards to T1 Partners Professional Services Contract No. 9185.9, to perform Terminal 1/Boarding Area B Redevelopment Program Management Support Services in an estimated amount of \$32 million over the next ten years, subject to approval by the San Francisco Board of Supervisors; and be it further
- RESOLVED, that the total fee for the first year of services under the Contract shall not exceed \$4,453,178.

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

at its meeting of _____

APR 16 2013


Secretary



San Francisco International Airport

MEMORANDUM

April 16, 2013

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: Award of Professional Services Agreement, Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services

DIRECTOR'S RECOMMENDATION: AWARD PROFESSIONAL SERVICES AGREEMENT, CONTRACT NO. 9185.9, TERMINAL 1/BOARDING AREA B REDEVELOPMENT PROGRAM MANAGEMENT SUPPORT SERVICES, TO T1 PARTNERS, A JOINT VENTURE OF PARSONS TRANSPORTATION GROUP INC., THE ALLEN GROUP, LLC. AND EPC CONSULTANTS, INC., IN AN AMOUNT NOT TO EXCEED \$4,453,178 FOR THE FIRST YEAR OF SERVICES.

Executive Summary

On March 19, 2013, by Resolution No. 13-0055, the Commission approved the Selection Panel's recommendation of T1 Partners, a joint venture of Parsons Transportation Group Inc., The Allen Group, LLC, and EPC Consultants, Inc., as the highest ranked proposer, and authorized Staff to enter negotiations and prepare a professional services agreement.

Transmitted herewith for your approval, is a proposed Resolution to award Contract No. 9185.9 to T1 Partners for an amount not to exceed \$4,453,178 for the first year of services.

The Terminal 1/Boarding Area B Redevelopment Program (T1 Program) will provide for the reconstruction of Boarding Area B, a major renovation of Terminal 1, and renovation of Boarding Area C. The T1 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 T1 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", and

THIS PRINT COVERS CALENDAR NO. 5

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

- “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.”

Based on the Airport’s passenger growth over 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 T1 Program will have major construction phasing impacts both in terms of cost and schedule, and potentially severe 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 Program.

The T1 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 T1 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 March 19, 2013, by Resolution No. 13-0055, the Commission approved the recommendation of T1 Partners as the highest ranked proposer, and authorized Staff to enter negotiations and prepare a professional services agreement.

Staff and T1 Partners have negotiated the scope of services, contract terms and conditions, and fee. The agreed upon initial contract amount for the first year of services is \$4,453,178. Since the T1 Program will be multi-year, phased program, Staff estimates that the total contract amount for Program Management Support Services will be \$32 million. The contract will be renewed each year based on T1 Partners' performance. Since the contract will exceed \$10 million, pending Commission authorization, the Airport will request the Board of Supervisors approval as required by San Francisco Charter Section 9.118(b).

Recommendation

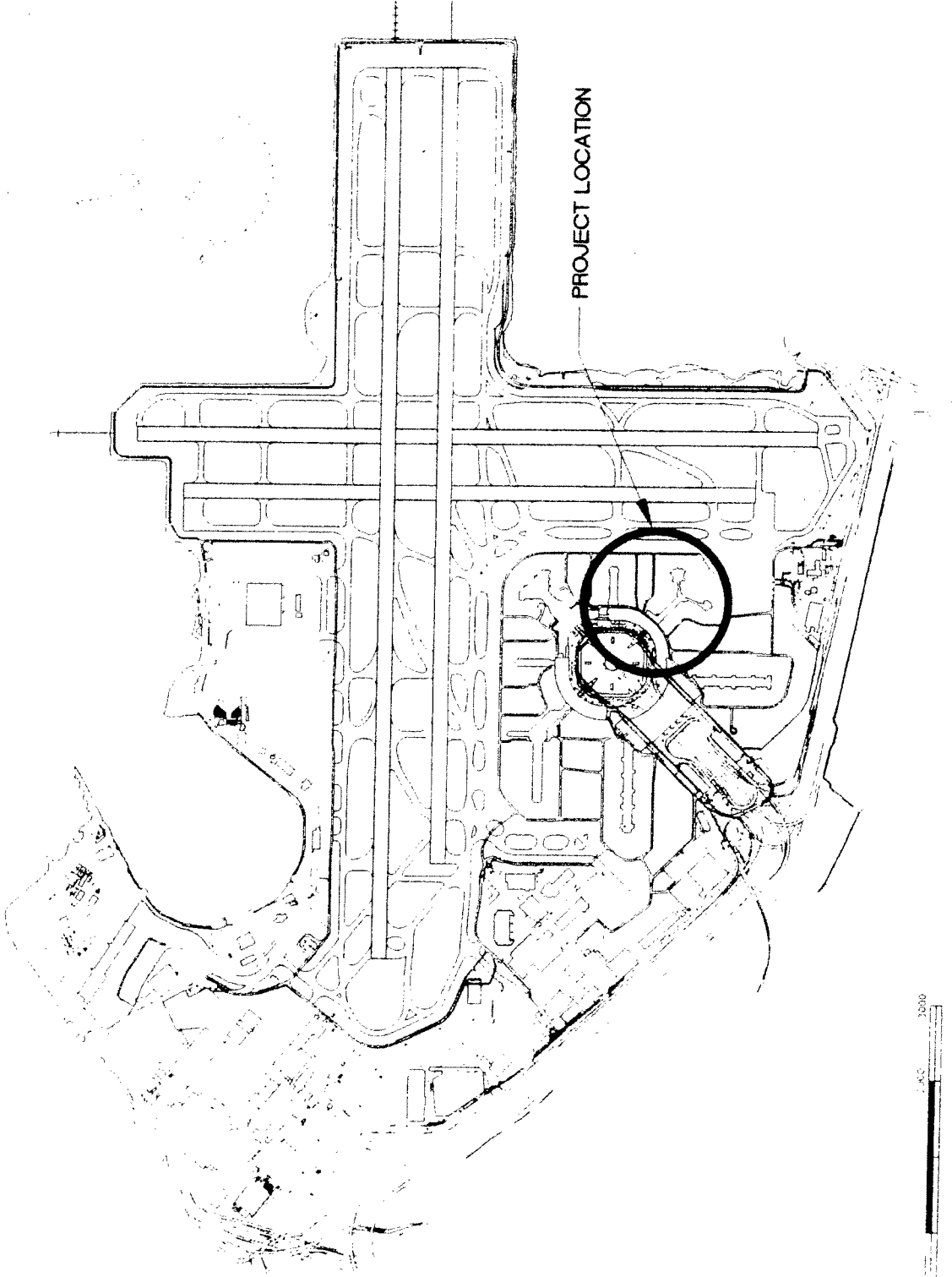
Based upon the above, I recommend that the Commission award a professional services agreement for Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services, to T1 Partners, a joint venture of Parsons Transportation Group Inc., The Allen Group, LLC, and EPC Consultants, Inc., in the initial amount of \$4,453,178 contingent upon San Francisco Board of Supervisors approval.



John E. Martin
Airport Director

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

Attachment



PROJECT LOCATION

SAN FRANCISCO INTERNATIONAL AIRPORT
CITY AND COUNTY OF SAN FRANCISCO
AIRPORT COMMISSION
John L. Martin - Airport Director



GRAPHICAL SCALE (FEET)

Prepared by Design and Construction
Ivan Sotero - Deputy Airport Director
August 2011