



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
--------------------------	----------------------------	---	-------------	-----------------	------------	------------------------------------

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

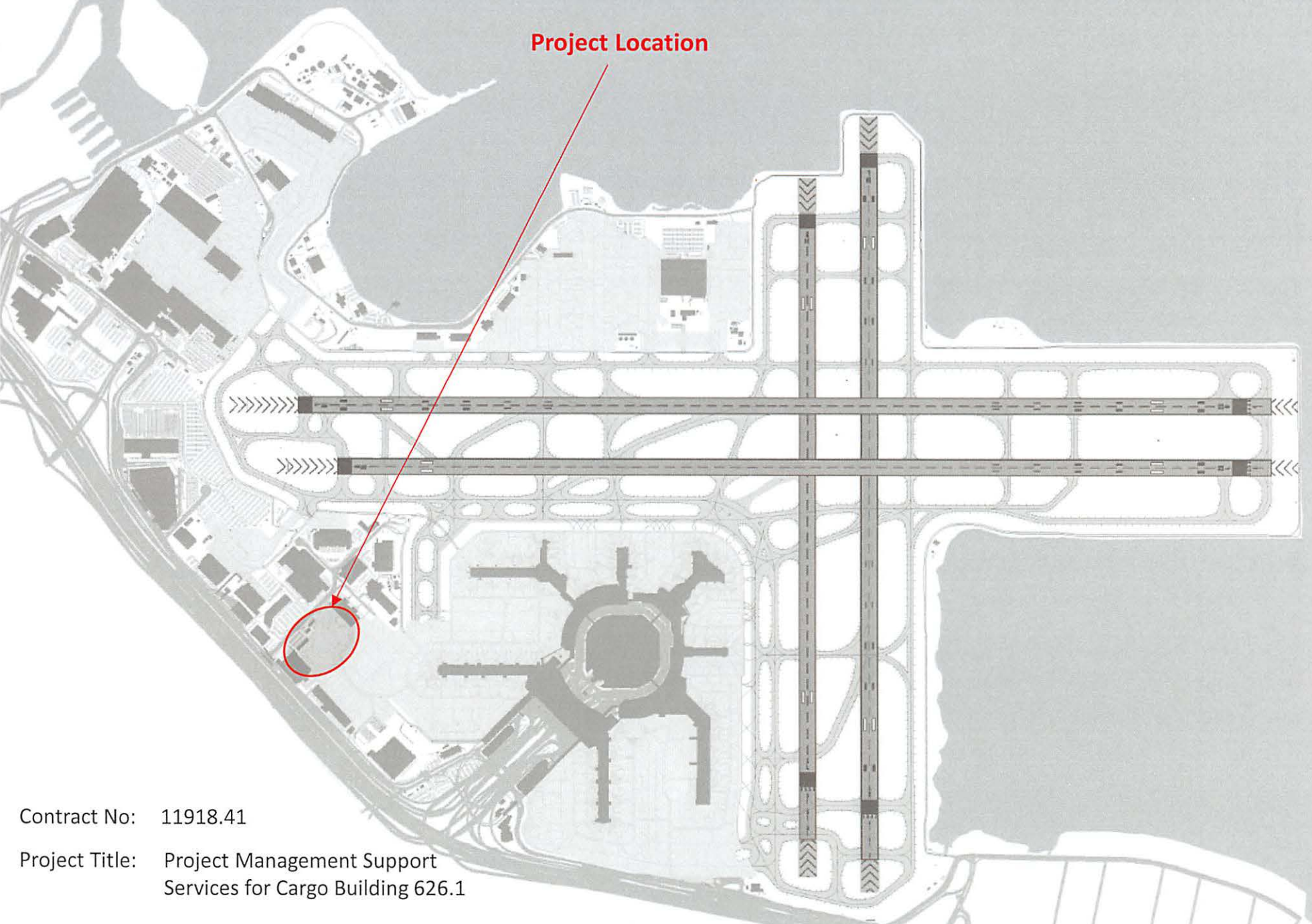
ATTACHMENT A
SUMMARY OF COMMISSION ACTIONS
February 6, 2023

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

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

Project Location



Contract No: 11918.41

Project Title: Project Management Support
Services for Cargo Building 626.1