

AIRPORT COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO  
RESOLUTION NO. 22-0055

**APPROVAL OF MODIFICATION NO. 7 TO PROFESSIONAL SERVICES CONTRACT NO. 10072.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE COURTYARD 3 CONNECTOR PROJECT WITH PGH WONG & PARTNERS JV, TO EXTEND THE CONTRACT FOR SERVICES THROUGH DECEMBER 31, 2023 WITH NO CHANGE TO THE CONTRACT AMOUNT**

- WHEREAS, the Courtyard 3 Connector Project (Project) was the subject of a Negative Declaration prepared by the San Francisco Planning Department, Environmental Planning Division, dated July 28, 2017, in accordance with the requirements of the California Environmental Quality Act, Cal. Public Resources Code Sec. 21000, *et seq.* (CEQA); Title 14, Section 15000, *et seq.* of the Code of California Regulations (CEQA Guidelines); and Chapter 31 of the San Francisco Administrative Code; and
- WHEREAS, on August 15, 2017, by Resolution No. 17-0188, the Commission adopted the Final Negative Declaration for the Project and adopted as its own the findings made therein by the San Francisco Planning Department, Environmental Planning Division, including Improvement Measure I-TR, Coordinated Construction Traffic Control Plan, as required by CEQA; and
- WHEREAS, since the Negative Declaration was finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the Negative Declaration 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 Negative Declaration; and
- WHEREAS, the Project is constructing a new pre-security and post-security connector between Terminal 2 and Terminal 3, as well as an adjacent building for office space, tenant lease space, passenger amenities, and lounges; and
- WHEREAS, the Project Management Support Services (PMSS) consultant provides overall management expertise and oversight of the Project, by performing tasks including design and construction management services, project controls, contract administration, cost estimating services, and field inspection; and
- WHEREAS, on December 19, 2017, by Resolution No. 17-0321, the Commission awarded this PMSS Contract to PGH Wong & Partners JV, a joint venture then consisting of PGH Wong Engineering, Inc., CFWright Consulting, LLC, and Avila and Associates Consulting Engineers, Inc., for the Project in the not-to-exceed amount of \$3,250,000 for one year of services; and

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- WHEREAS, through various Resolutions, the Commission approved Modification Nos. 1, 2, and 5, increasing the Contract not-to-exceed amount to \$17,250,000, extending the Contract duration through June 30, 2022; and Modification Nos. 3, 4, and 6 were administrative modifications adjusting the Contractor's labor rates and administratively modifying the Contract to acknowledge that CFWright Consulting, LLC is no longer a member of the joint venture PGH Wong & Partners JV; and
- WHEREAS, on June 23, 2020, by Resolution No. 279-20 the BOS adopted the Final Negative Declaration for the Project and approved Modification No. 5 for a new Contract not-to-exceed amount of \$17,250,000; and
- WHEREAS, in November 2020, the Airport suspended the construction of interior finishes of the Project's office building scope of work as a cost-savings measure due to the economic effects of COVID-19, and reduced the Contract budget accordingly; and
- WHEREAS, Modification No. 7 would extend the Contract for services through December 31, 2023, with no change to the Contract amount; and
- WHEREAS, the City's Contract Monitoring Division has approved a Local Business Enterprise subcontractor participation requirement of 21% for this Contract and PGH Wong & Partners JV has committed to meeting that requirement; now, therefore, be it
- RESOLVED, the Commission has reviewed and considered the Final Negative Declaration, and record as a whole, finds that they are adequate for its use as the decision-making body for the approval of Modification No. 7 to Contract No. 10072.41, and incorporates the CEQA findings contained in Resolution No.17-0188 as though set forth in this Resolution; and, be it further
- RESOLVED, that the Commission hereby approves Modification No. 7 to Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project with PGH Wong & Partners JV, a joint venture between PGH Wong Engineering, Inc., and Avila and Associates Consulting Engineers, Inc., to extend the Contract for services through December 31, 2023, with no change to the Contract amount.

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*I hereby certify that the foregoing resolution was adopted by the Airport Commission*  
**APR 5 2022**  
*at its meeting of* \_\_\_\_\_

  
\_\_\_\_\_  
Secretary





San Francisco International Airport

**MEMORANDUM**

April 5, 2022

TO: AIRPORT COMMISSION  
Hon. Eleanor Johns, President  
Hon. Malcolm Yeung, Vice President  
Hon. Everett A. Hewlett, Jr.  
Hon. Jane Natoli  
Hon. Jose F. Almanza

22-0055  
APR 5 2022

FROM: Airport Director

SUBJECT: Approval of Modification No. 7 to Professional Services Contract  
No. 10072.41, Project Management Support Services for the Courtyard 3  
Connector Project

DIRECTOR'S RECOMMENDATION: APPROVE MODIFICATION NO. 7 TO PROFESSIONAL SERVICES CONTRACT NO. 10072.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE COURTYARD 3 CONNECTOR PROJECT WITH PGH WONG & PARTNERS JV, A JOINT VENTURE OF PGH WONG ENGINEERING, INC., AND AVILA AND ASSOCIATES CONSULTING ENGINEERS, INC., TO EXTEND THE CONTRACT FOR SERVICES THROUGH DECEMBER 31, 2023, WITH NO CHANGE TO THE CONTRACT AMOUNT.

**Executive Summary**

Through this Contract, PGH Wong & Partners JV, a joint venture of PGH Wong Engineering, Inc., and Avila and Associates Consulting Engineers, Inc. (PGH Wong & Partners), provides Program Management Support Services (PMSS) for the Courtyard 3 Connector Project (Project) consisting of overall management expertise and oversight, including design and construction management services, project controls, contract administration, cost estimating services, and field inspection.

Modification No. 7 extends the Contract for services through December 31, 2023 with no change to the Contract amount.

**Background**

The Project scope includes a new pre-security and post-security connector between Terminal 2 and Terminal 3, and an adjacent building for office space, tenant lease space, passenger amenities, and lounges. In November 2020, the Airport suspended construction of the office building's interior finishes as a cost-saving measure in light of the COVID-19 impact on Airport revenue.

On December 19, 2017, by Resolution No. 17-0321, the Commission awarded this Contract to PGH Wong & Partners JV in a not-to-exceed amount of \$3,250,000 for the initial year of services. At that time, the joint venture consisted of three member firms including: PGH Wong

THIS PRINT COVERS CALENDAR ITEM NO. 6

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

LONDON N. BREED  
MAYOR

ELEANOR JOHNS  
PRESIDENT

MALCOLM YEUNG  
VICE PRESIDENT

EVERETT A. HEWLETT, JR.

JANE NATOLI

JOSE F. ALMANZA

IVAR C. SATERO  
AIRPORT DIRECTOR

Engineering, Inc., CFWright Consulting, LLC, and Avila and Associates Consulting Engineers, Inc.

The Commission previously approved Modification Nos. 1, 2, and 5, increasing the Contract not-to-exceed amount to \$17,250,000 and extending the Contract duration through June 30, 2022. Modification Nos. 3, 4, and 6 were administrative modifications adjusting labor rates and acknowledging CFWright Consulting, LLC was no longer a member of the joint venture PGH Wong & Partners JV.

On June 23, 2020, by Resolution No. 279-20, the Board of Supervisors approved Modification No. 5 to increase the Contract amount for a new not-to-exceed amount of \$17,250,000.

Modification No. 7 extends the Contract through December 31, 2023, with no change to the Contract amount. The scope that was suspended in November 2020, continues to remain on-hold. The suspended scope includes the buildout and furnishing of the office building's interior space. Staff recommends the Commission approve this Modification to allow the Contractor to quickly respond with project management support services in the event the Airport lifts the suspension.

The current budget for this Contract is \$17,250,000 with an anticipated duration through December 31, 2023. The Contract is funded from the Ascent Program – Phase 1 under the Airport's Capital Improvement Plan.

Staff will periodically review and adjust the staffing provided by this Contract based on the dynamic needs of the Project. Staff will evaluate performance based on retention of key personnel and the proficiency of the team to provide project management support services to assist in the delivery of the Project on budget and on schedule.

The City's Contract Monitoring Division approved a Local Business Enterprise sub-consulting participation requirement of 21% for this Contract. PGH Wong & Partners JV is committed to meeting 28% subconsulting participation requirement for this Contract.

### **Recommendation**

I recommend the Commission approve Modifications No. 7 to Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project to PGH Wong & Partners JV, a joint venture between PGH Wong Engineering, Inc., and Avila and Associates Consulting Engineers, Inc., to extend the Contract for services through December 31, 2023, with no change to the Contract Amount.



Ivar C. Satero  
Airport Director

Prepared by: Geoffrey W. Neumayr  
Chief Development Officer  
Planning, Design & Construction

Attachments

**ATTACHMENT A  
SUMMARY OF COMMISSION ACTIONS**

April 5, 2022

Contract No.: 10072.41 Project Management Support Services for the Courtyard 3 Connector Project

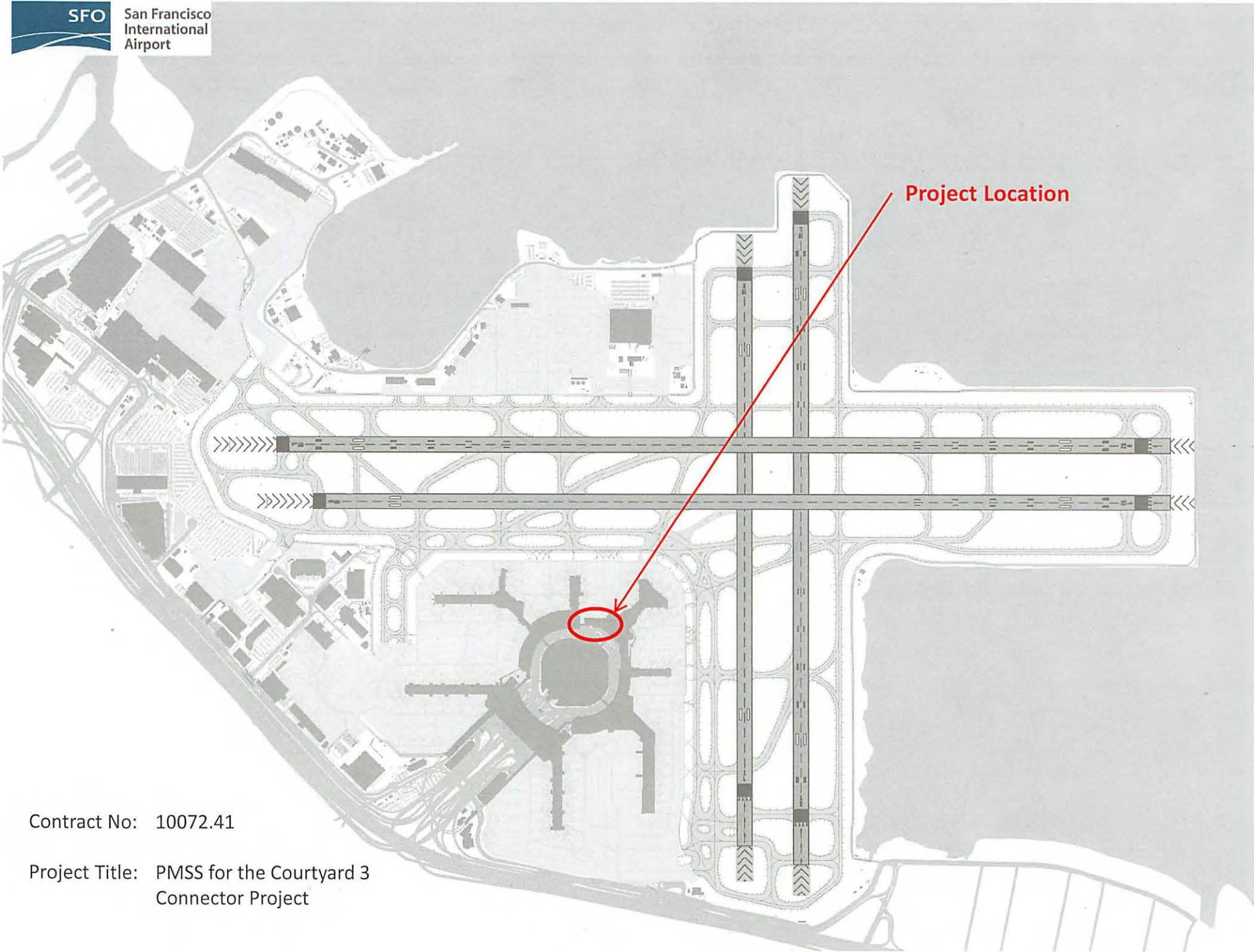
Consultant: PGH Wong & Partners JV

Modification No. 7

Date	Modification No.	Resolution No.	Description	Scope	Amount
8/15/2017		17-0188	Environmental Review	Adoption of the Final Negative Declaration, adoption of CEQA findings, and determination to proceed with the project	
12/19/2017	-	17-0321	Award of Contract	Project Management Support Services	\$3,250,000
9/1/2019	1	-	Administrative Modification	Amendment of overhead rates	\$0
2/19/2019	2	19-0030	Annual Renewal	Annual renewal for the second year of services	\$5,000,000
10/18/2019	3	-	Administrative Modification	Amendment of base labor rates	\$0
11/5/2019	4	19-0273	Renewal through end of Services	NOT EXECUTED	N/A
2/18/2020	4	20-0028	Renewal through end of Services	Renewal of services through June 30, 2022, amendment of Contract Amount, and acknowledgment that CFWright Consulting LLC is no longer a member of PGH Wong & Partners Joint Venture	\$1,500,000
2/18/2020	5	20-0029	Increase Contract Amount	Increase Contract Not-To Exceed Amount and seek Board of Supervisors approval to exceed \$10,000,000	\$7,500,000
11/23/2020	6	-	Administrative Modification	Amendment of base labor rates	\$0

<b>Contract As-Modified to Date</b>	<b>\$17,250,000</b>
<b>Proposed Contract Modification No. 7 Amount</b>	<b><u>\$0</u></b>
<b>Proposed Modified Contract Amount</b>	<b>\$17,250,000</b>





Project Location

Contract No: 10072.41

Project Title: PMSS for the Courtyard 3  
Connector Project