

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 12-0203

**AUTHORIZATION TO ISSUE A REQUEST FOR QUALIFICATIONS/PROPOSALS –  
PROFESSIONAL SERVICES FOR CONTRACT 9185.9, TERMINAL 1/BOARDING AREA  
B REDEVELOPMENT PROGRAM MANAGEMENT SUPPORT SERVICES**

WHEREAS, on March 10, 2010, by Resolution No. 10-120, the Commission approved a policy related to the timing of the Terminal 1/Boarding Area B (T1/BAB) Redevelopment Program (Program); and

WHEREAS, this policy stated that the Airport will not proceed with the redevelopment, demolition and reconstruction of 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

WHEREAS, the policy continued to state that the Airport will endeavor to phase any redevelopment and/or reconstruction of T1/BAB to match demand for gates as closely as possible; and

WHEREAS, in evaluating the demand for new BAB gates, the Airport may factor in a full review of cost impact related to phasing; and

WHEREAS, based on the latest forecasted passenger traffic and airline gate requirements, the Airport cannot accommodate this demand at the existing domestic and international gates; and

WHEREAS, as a result of significant settlement of the BAB facility over the past 40 years resulting from the original construction being “temporary” in nature and not fully pile supported, the condition of BAB has deteriorated to a state where significant systems failure may occur putting the facility at risk for continued operation; and

WHEREAS, as a result of the above, it is now necessary to commence the Program; and

WHEREAS, the Program will be implemented in a multi-year phased approach; and

WHEREAS, the Airport seeks to hire a program management support consultant (Consultant) that has proven ability to work in a highly collaborative environment with the appropriate expertise in terminal redevelopment programs; and

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 12-0203

- WHEREAS, 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 RFQs and RFPs for design consultants, construction management consultants, and design/build contractors; and
- WHEREAS, the estimated duration for these services is 10 years at an estimated total cost of \$30 million; and
- WHEREAS, the Airport will be encouraging all proposers to develop prime-level joint ventures and joint associations with small, local and Local Business Enterprise (LBE) firms, and will work with the Human Rights Commission (HRC) to develop an LBE sub-consultant participation program; now, therefore be it
- RESOLVED, that the Commission approves this resolution authorizing Staff to issue a Request for Qualifications/Proposals for Contract No. 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services.

Page 2 of 2

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

SEP 18 2012

  
Secretary

San Francisco International Airport

**MEMORANDUM**

September 18, 2012

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

12\_0203  
 SEP 18 2012

FROM: Airport Director

SUBJECT: Authorization to Issue a Request for Qualifications/Proposal for Professional Services for Contract 9185.9, Terminal 1/Boarding Area B Redevelopment Program Management Support Services

**DIRECTOR'S RECOMMENDATION: APPROVE RESOLUTION AUTHORIZING THE DIRECTOR TO ISSUE A REQUEST FOR QUALIFICATIONS/PROPOSAL FOR TERMINAL 1/BOARDING AREA B REDEVELOPMENT PROGRAM MANAGEMENT SUPPORT SERVICES**

**Executive Summary**

Transmitted herewith for your approval is a proposed resolution authorizing the Director to issue a Request for Qualifications/Proposal (RFQ/P) for 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.

**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.", and
- "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. 4

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 this past year and the latest forecasted passenger traffic and airline gate requirements, the Airport can no longer accommodate the demand at the existing domestic and international gates. 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 facilities in order to maintain a minimum of 10 aircraft gates in operation during the course of the program.

The Program will be managed by a fully integrated team of Airport staff and consultant personnel. Under this contract, the Airport seeks to hire a program management support consultant (Consultant) to assist the Airport's Design & Construction 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 will assist Airport 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.

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.

The RFQ/P for Contract 9185.9 will contain minimum qualification requirements appropriate for the anticipated size and complexity of the proposed scope. Upon determining which proposals meet the minimum qualifications, Staff will convene a selection committee to evaluate and score the technical content of the accepted proposals and develop a ranking.

The Airport will then shortlist up to 5 of the highest ranked teams for interview by the Selection Committee. Staff will perform reference checks of past clients of the firms, and provide these to the Selection Committee for evaluation. Based upon the results of the proposals, interviews and reference checks, Staff will return to the Commission with a recommendation that the Commission approve the selection of the highest ranked team and authorize Staff to enter into negotiations. Pending successful completion of negotiations, Staff will return to the Commission recommending the award of a professional services contract.

The proposed duration of the contract is 10 years, with an estimated total cost of \$30 million.

The Airport will be encouraging the firms to enter into prime-level joint ventures, or joint associations with small, local firms and LBE firms. Staff will also work with the HRC to develop an LBE sub-consultant participation program.

### Recommendation

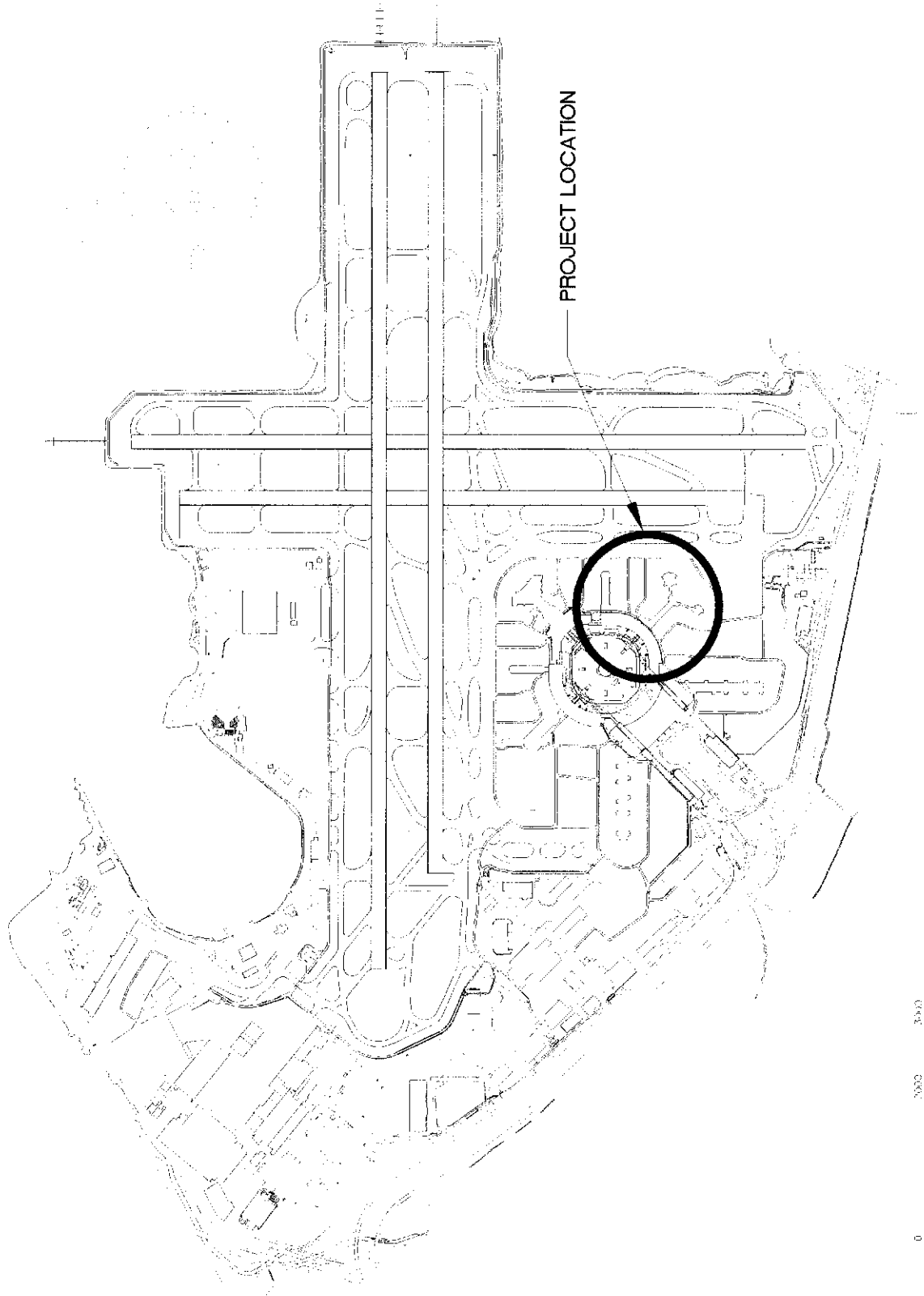
Based on the above, I recommend that the Commission approve the proposed resolution authorizing the Director to issue a Request for Qualifications/Proposals for Terminal 1/Boarding Area B Redevelopment Program Management Support Services.



John L. Martin      Co-  
Airport Director

Prepared by: Ivar C. Satero  
Deputy Airport Director  
Design & Construction

Attachment



PROJECT LOCATION

SAN FRANCISCO INTERNATIONAL AIRPORT  
 CITY AND COUNTY OF SAN FRANCISCO  
 AIRPORT COMMISSION

John J. Martin - Airport Director



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