MEMORANDUM
December 19, 2017

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

17-0321
DEC 19 2017

FROM: Airport Director

SUBJECT: Award of Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project

DIRECTOR'S RECOMMENDATION: AWARD PROFESSIONAL SERVICES CONTRACT NO. 10072.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE COURTYARD 3 CONNECTOR PROJECT, TO PGH WONG & PARTNERS JOINT VENTURE, A JOINT VENTURE OF PGH WONG ENGINEERING, INC. AND CFWRIGHT CONSULTING, LLC AND AVILA & ASSOCIATES CONSULTING ENGINEERS, INC., IN A CONTRACT AMOUNT NOT TO EXCEED $3,250,000 FOR THE FIRST YEAR OF SERVICES.

Executive Summary

Transmitted herewith for your approval is a proposed Resolution to award Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project, to PGH Wong & Partners Joint Venture, a joint venture of PGH Wong Engineering, Inc. and CFWright Consulting, LLC, and Avila & Associates Consulting Engineers, Inc., in a Contract amount not to exceed $3,250,000 for the first year of services.

The Project will include design and construction of a new pre security and post security connector between Terminal 2 (T2) and Terminal 3 (T3), as well as an adjacent building for office space, tenant lease space, passenger amenities and lounges.

The Project Management Support Services Consultant will provide overall management expertise and oversight of the Project, including design and construction management services, project controls, contract administration, cost estimating services and field inspection.

Background

The Airport proposes to construct a new secure connector between T2 and T3 to provide greater flexibility for airline gate use, to improve overall passenger experience, and to create additional areas to meet airline and Airport operational needs.

The Airport also proposes to develop a new approximately 91,000 square foot building. The building, constructed on piers above both Courtyard 3 and a two-story portion of T2, would

include a new post security walkway between T2 and T3, and four levels of office space. The new building would free up valuable space in the International Terminal Building, currently occupied by Airport staff, Federal Agencies and other tenants. The spaces vacated in the International Terminal Building will be available as new leasable space resulting in additional revenue generation.

On August 15, 2017 by Resolution No. 17-0189, the Commission authorized the Director to issue a Request for Qualifications/Request for Proposals (RFQ/RFP) for Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project and to negotiate with the highest-ranked proposer.

On September 25, 2017, the Airport received four proposals. One of the Proposers is a Joint Venture with Local Business Enterprise firms and another Proposer is a Local Business Enterprise firm.

The Airport convened a four-member selection panel, consisting of one Airport Commission employee and three members of the project management and construction management industry, to review and score the proposals in accordance with the criteria stated in the RFQ/RFP. On November 2, 2017, the Selection Panel interviewed the four highest-ranked proposers, including key personnel, and thoroughly appraised their qualifications.

Based on the results of the Proposal evaluations and interviews, the final scores are as follows:

	Evaluation Score (550 max.)	LBE Rating Bonus	Final Score
1. PGH Wong & Partners JV	518.00	0.0%	518.00
2. AGS, Inc.	461.5	2.0%	470.73
3. The Allen Group, LLC/gkkworks, a JV	446.00	0.0%	446.00
4. MARRS/ABA JV	357.00	0.0%	357.00

Staff negotiated the scope of services, contract terms and conditions, and fee with PGH Wong & Partners Joint Venture for this Contract. The agreed upon initial Contract amount for the first year of services for PGH Wong & Partners Joint Venture is $3,250,000. Since the Project will be a multi-year, phased project, Staff estimates that the total Contract amount is $11,500,000 with a total Contract duration of 40 months.

The Contract will be renewed each year based on PGH Wong & Partners Joint Ventures performance.

The Contracts Monitoring Division (CMD) reviewed the RFQ/RFP documentation, Proposals and scoring, and has determined that the selection process is in compliance with Chapter 14B requirements. CMD has approved a 21% Local Business Enterprise sub-consultant participation

requirement for this Contract. PGH Wong & Partners Joint Venture has committed to meeting this requirement.

Environmental Review

On July 28, 2017, the San Francisco Planning Department issued the Final Negative Declaration (San Francisco Planning Department File No. 2016-000857ENV) for the Courtyard 3 Connector Project. On August 15, 2017, under Resolution No. 17-0188, the Airport Commission adopted the Final Negative Declaration and related California Environmental Quality Act (CEQA) findings and determined to proceed with the project.

Recommendation

Based on the above, I recommend that the Commission award Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project, to PGH Wong & Partners Joint Venture in a Contract amount not to exceed $3,250,000 for the first year of services.

Ivar C. Satero
Airport Director

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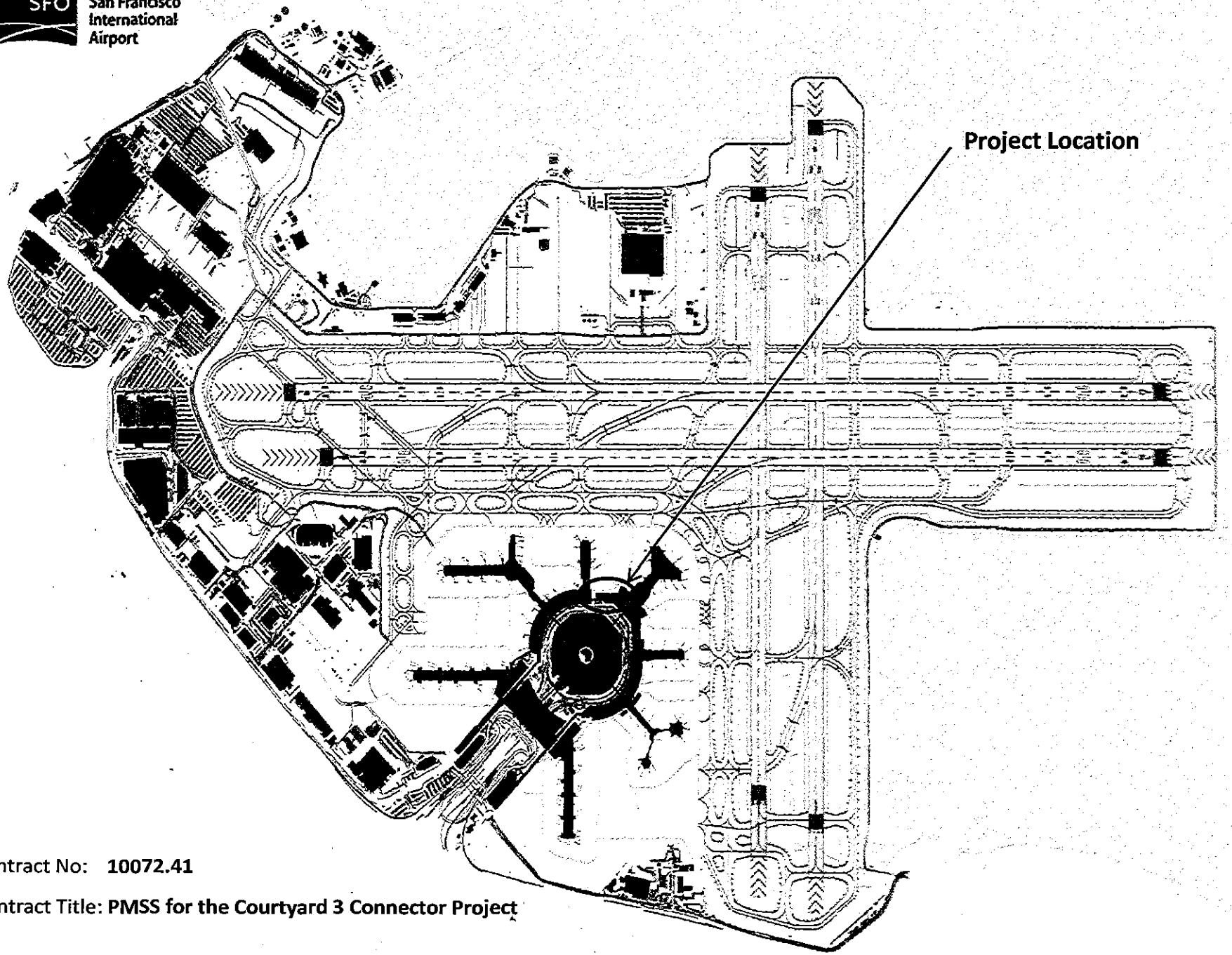
Planning, Design & Construction

Attachments

SFO San Francisco International Airport



Contract No: **10072.41**

Contract Title: **PMSS for the Courtyard 3 Connector Project**