SFO

San Francisco International Airport

MEMORANDUM

November 5, 2019

TO: AIRPORT COMMISSION
Hon. Larry Mazzola, President
Hon. Linda S. Crayton, Vice President
Hon. Eleanor Johns
Hon. Richard J. Guggenhime
Hon. Malcolm Yeung

19-0273

NOV - 5 2019

FROM: Airport Director

SUBJECT: Approval of Modification No. 4 to Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project

DIRECTOR'S RECOMMENDATION: APPROVE MODIFICATION NO. 4 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., CFWRIGHT CONSULTING, LLC, AND AVILA AND ASSOCIATES CONSULTING ENGINEERS, INC., INCREASING THE CONTRACT AMOUNT BY $9,000,000 FOR A NEW CONTRACT NOT-TO-EXCEED AMOUNT OF $17,250,000 AND EXTENDING THE CONTRACT DURATION FOR SERVICES THROUGH JUNE 30, 2022.

Executive Summary

The Courtyard 3 Connector Project (Project) is constructing 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.

This Contract provides Project Management Support Services (PMSS) for the Project, and provides overall management expertise and oversight, including design and construction management services, project controls, contract administration, cost estimating services, and field inspection.

This proposed action approves the full not-to-exceed amount of $17,250,000 and the full Contract duration through June 30, 2022. Because this Modification No. 4 would cause the Contract to exceed $10,000,000, Modification No. 4 requires approval by the Board of Supervisors.

Background

On December 19, 2017, by Resolution No. 17-0321, the Commission awarded this Contract to PGH Wong & Partners JV, a joint venture of PGH Wong Engineering, Inc., CFWright Consulting, LLC, and Avila and Associates Consulting Engineers, Inc., in a not-to-exceed amount of $3,250,000 for the initial year of services.

On February 19, 2019, by Resolution No. 19-0030, the Commission approved Modification No. 2 to increase the Contract not-to-exceed amount to $8,250,000 for the second year of services through March 12, 2020. Modification Nos. 1 and 3 were administrative modifications that adjusted the labor rates with no change to the Contract amount or duration. Refer to Attachment A – Summary of Commission Actions for this Contract.

This Modification No. 4 would increase the Contract amount to the full not-to-exceed amount of $17,250,000 and would extend the Contract to the full duration of 51 months of services, through June 30, 2022.

Staff will periodically review and adjust the consultant's staffing provided by this Contract based on the dynamic needs of the Project. Staff will report to the Commission bi-annually on the performance of this consultant through off-calendar memoranda. Staff will evaluate performance based on the retention of key personnel and the proficiency of the consultant to provide project management support services to assist in the delivery of the Project on budget and on schedule.

Because Modification No. 4 will cause the potential Contract value to exceed $10,000,000, pending Commission approval, Staff will seek Board of Supervisors' approval of this modification as required by the San Francisco Charter Section 9.118(b).

The full not-to-exceed Contract amount is equal to the budget amount for this Contract and is funded from the Ascent Program – Phase 1 under the Airport's Capital Improvement Plan.

The City's Contract Monitoring Division has approved a 21% Local Business Enterprise sub-consultant participation requirement for this Contract and PGH Wong & Partners JV has committed to meeting this requirement.

Recommendation

I recommend the Commission approve Modification No. 4 to Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project to PGH Wong & Partners JV, to increase the Contract amount by $9,000,000 for a new not-to-exceed amount of $17,250,000 for services through June 30, 2022.

I also recommend the Commission to direct the Commission Secretary to seek Board of Supervisors approval of Modification No. 4 to this Contract consistent with San Francisco Charter Section 9.118(b).

Ivar C. Satero
Airport Director

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

Attachments

ATTACHMENT A
SUMMARY OF COMMISSION ACTIONS
November 5, 2019

Contract No. 10072.41 - Project Management Support Services for the Courtyard 3 Connector Project.
Courtyard 3 Connector
Modification No. 4

Date	Modification No.	Resolution No.	Description	Scope	Amount
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

Contract As-Modified to Date	**$8,250,000**
Proposed Contract Modification No. 4 Amount	$9,000,000
Proposed Modified Contract Amount	**$17,250,000**

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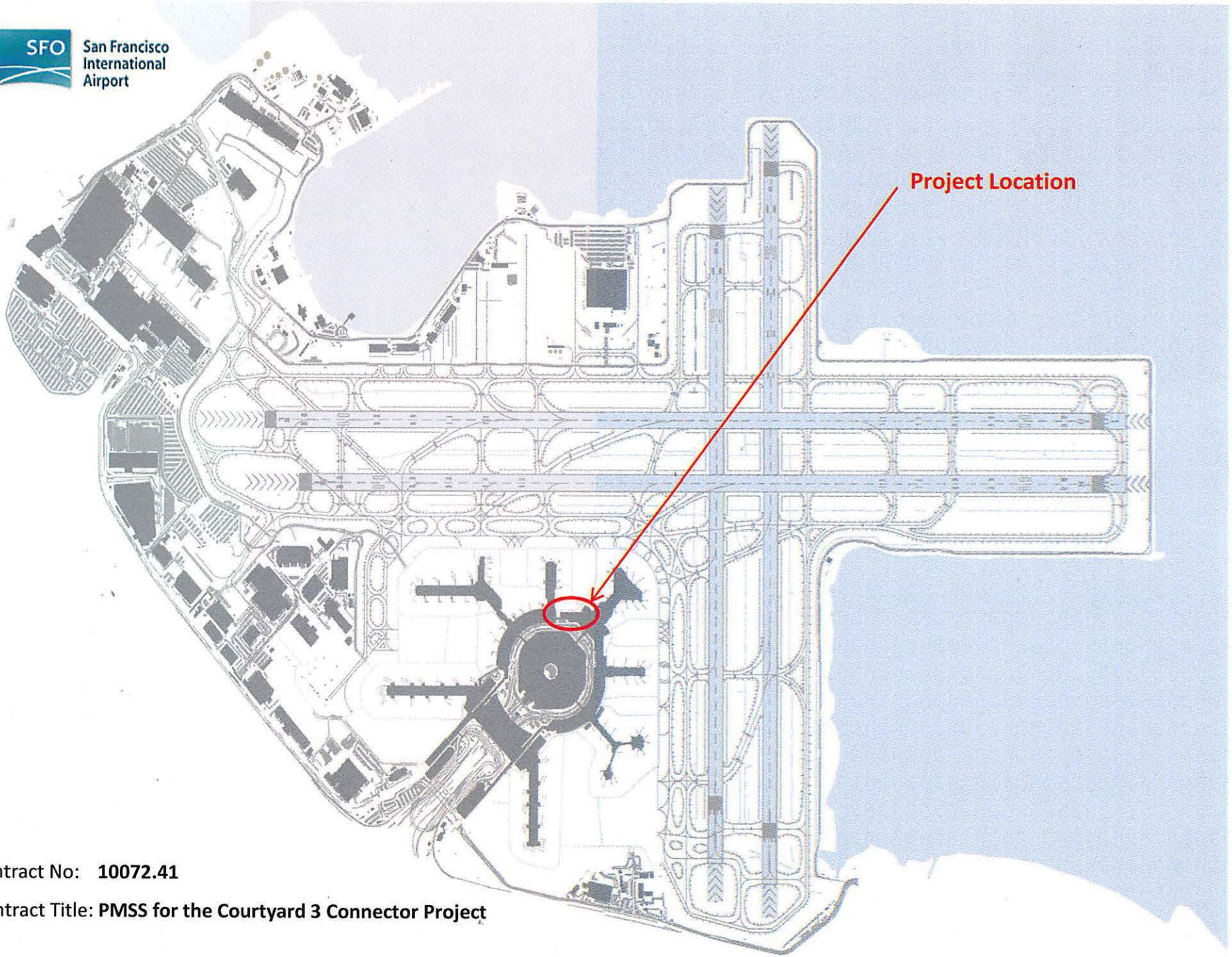

Contract No: **10072.41**

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