San Francisco International Airport

MEMORANDUM
December 6, 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

22-0182
DEC 6 2022

FROM: Airport Director

SUBJECT: Approval of Modification No. 9 to Professional Services Contract No. 10072.41, Project Management Support Services for the Courtyard 3 Connector Project

DIRECTOR'S RECOMMENDATION: APPROVE MODIFICATION NO. 9 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 INCREASE THE CONTRACT AMOUNT BY $10,600,000 FOR A NEW TOTAL CONTRACT AMOUNT NOT TO EXCEED $27,850,000, AND TO EXTEND THE CONTRACT FOR SERVICES THROUGH JANUARY 25, 2025.

Executive Summary

The Courtyard 3 Connector Project (Project) will construct 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. In November 2020, the Airport suspended construction of the building's interior as a cost-saving measure in light of COVID-19's impact on Airport revenue. In August 2022, Staff lifted the suspension and directed the team to proceed with the completion of the building interiors, including the new Integrated Operations Center.

The Project Management Support Services (PMSS) consultant provides overall management expertise and oversight of the Project. The Contract's scope of work includes design and construction management services, project controls, contract administration, cost estimating services, and field inspection.

Proposed Modification No. 9 would increase the Contract amount by $10,600,000 and extend the Contract duration through January 25, 2025. Upon approval, the Commission will direct the Commission Secretary to seek the Board of Supervisors' approval of Modification No. 9 to this Contract consistent with San Francisco Charter Section 9.118(b).

Background

The Project has constructed a new pre-security and post-security connector between Terminal 2 and Terminal 3 and continues construction of office and tenant spaces.

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

The Commission previously approved Modification Nos. 2, 4, 5, and 7, increasing the Contract not-to-exceed amount to $17,250,000 and extending the Contract duration through December 31, 2022.

On June 23, 2020, by Resolution No. 279-20, the Board of Supervisors (BOS) approved Modification No. 5 increasing the Contract amount by $7,500,000 for a new total Contract amount not to exceed $ 17,250,000.

Modification Nos. 1, 3, 6, and 8 were administrative modifications adjusting labor rates and acknowledging CF Wright Consulting, LLC was no longer a member of the joint venture PGH Wong & Partners JV and adding new sub-consultants.

Modification No. 9 would increase the Contract not-to-exceed amount by $10,600,000 for a new Contract not-to-exceed amount of $27,850,000 and extend the Contract duration through January 25, 2025.

Because the Contract amount has exceeded $10,000,000, and the cost of this modification exceeds $500,000, pending Commission authorization, Staff will seek BOS's approval to increase the authorized not-to-exceed amount as required by San Francisco Charter Section 9.118(b) for the full estimated Contract amount of $27,850,000.

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

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 this subconsulting participation requirement.

Recommendation

I recommend the Commission approve Modification No. 9 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 increase the Contract amount by $10,600,000 for a new Contract not-to-exceed amount of $27,850,000 for services through January 25, 2025.

I also recommend that the Commission direct the Commission Secretary to seek the Board of Supervisors' approval of Modification No. 9 to this Contract consistent with San Francisco Charter Section 9.118(b).

Ivar C. Satero
Airport Director

Prepared by: Judi Mosqueda
Chief Development Officer
Design & Construction

Attachments

ATTACHMENT A
SUMMARY OF COMMISSION ACTIONS
December 6, 2022

Contract No.: 10072.41 Project Management Support Services for the Courtyard 3 Connector Project
Consultant: PGH Wong & Partners JV
Modification No. 9

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	Budget Increase	Amendment of Contract Amount.	$7,500,000
11/23/2020	6	-	Administrative Modification	Amendment of base labor rates	$0
4/5/2022	7	22-0055	Contract Extension / Administrative Modification	Extend Contract through December 31, 2023, add subconsultant STOK LLC and amendment of rates	$0

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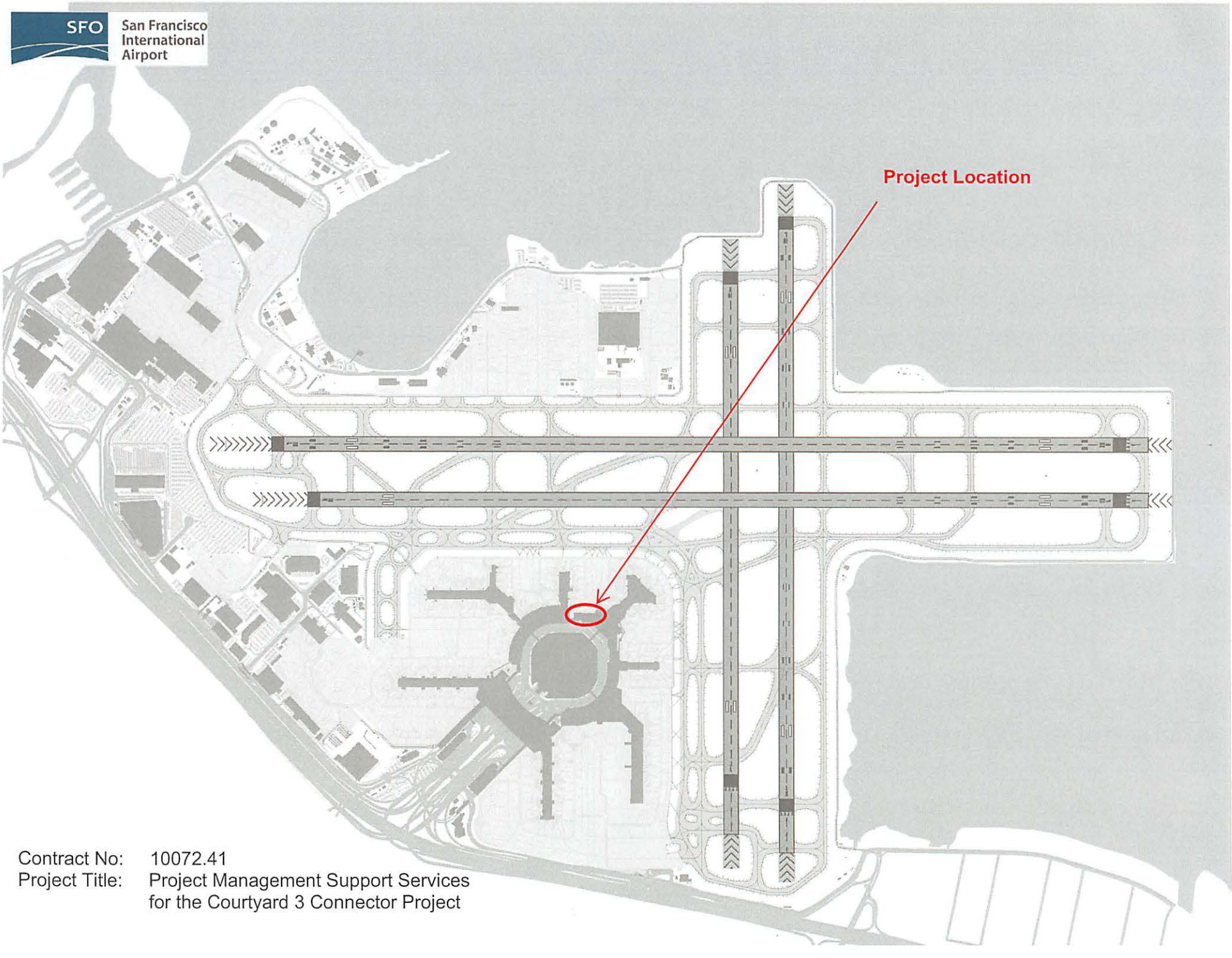
Contract No.: 10072.41 Project Management Support Services for the Courtyard 3 Connector Project
Consultant: PGH Wong & Partners JV
Modification No. 9

Date	Modification No.	Resolution No.	Description	Scope	Amount
11/21/2022	8	-	Administrative Modification	Add subconsultant Helton Ventures	$0

Contract As-Modified to Date	**$17,250,000**
Proposed Contract Modification No. 9 Amount	$10,600,000
Proposed Modified Contract Amount	**$27,850,000**

SFO San Francisco International Airport



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