

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. ~~24-0264~~

**APPROVAL OF MODIFICATION NO. 2 TO PROFESSIONAL SERVICES CONTRACT NO. 11918.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE CARGO BUILDING 626.1 PROJECT, WITH CONSOR PMCM, INC. TO INCREASE THE CONTRACT NOT-TO-EXCEED AMOUNT BY \$10,300,000 FOR A NEW CONTRACT AMOUNT NOT TO EXCEED \$13,000,000 AND TO EXTEND THE CONTRACT FOR AN ADDITIONAL FOUR YEARS OF SERVICES**

WHEREAS, the Cargo Building 626.1 Project (Project) will construct a new cargo building and demolish existing facilities to support the future development of the West Field Area; and

WHEREAS, on November 3, 1992, by Resolution No. 92-0284, the Commission approved the 1989 San Francisco International Airport Master Plan (Master Plan) and adopted findings, including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program, as required by the California Environmental Quality Act (CEQA); and

WHEREAS, the Master Plan was the subject of a Program Environmental Impact Report (EIR) prepared by the City and County of San Francisco Office of Environmental Review and certified by the San Francisco Planning Commission on May 28, 1992, by Motion No. 13356, in accordance with the requirements of CEQA, Public Resources Code section 21000, *et seq.*; Title 14, section 15000, *et seq.* of the California Code of Regulations (CEQA Guidelines); and Chapter 31 of the San Francisco Administrative Code; and

WHEREAS, the Project is a project included in the Master Plan, and is described generally in the Master Plan and analyzed in the EIR; and

WHEREAS, Section 15168 of the CEQA Guidelines requires subsequent activities in a program that are covered by a program EIR be examined in light of the EIR to determine whether additional environmental documentation must be prepared; and

WHEREAS, after reviewing the information regarding the Project, the San Francisco Planning Department, Environmental Planning Division prepared an addendum to the Master Plan Program EIR, dated August 22, 2003, to address the changes to the Project to specifically evaluate the impacts of the modifications; and

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- WHEREAS, further modifications were made to the Project as envisioned in an addendum dated August 22, 2003, and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR, dated May 17, 2021; and
- WHEREAS, under both addenda, the San Francisco Planning Department, Environmental Planning Division concluded that the Project, as modified from its description in the EIR, is within the scope of the Master Plan Program, that the environmental impacts of the Project have been adequately analyzed in the EIR, that the modifications to the Project would not cause new significant impacts not identified in the EIR nor require new mitigation measures, and that no supplemental EIR or negative declaration is required; and
- WHEREAS, since the EIR and addenda were finalized, there have been no substantial project changes and no substantial changes in project circumstances that would require major revisions to the EIR or addenda 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 EIR or addenda; and
- WHEREAS, the Project Management Support Services (PMSS) consultant provides overall management expertise and oversight of the Project; the scope of work for the Contract includes design and construction management services, project controls, contract administration, cost estimating services, and field inspections; and
- WHEREAS, on June 6, 2023, by Resolution No. 23-0133, the Commission authorized the Director to issue a Request for Qualifications/Request for Proposals for PMSS for the Project; and
- WHEREAS, on February 6, 2024, by Resolution No. 24-0016, the Commission awarded the Contract to Consor PMCM, Inc. with a Contract duration of one year and four 1-year options to extend the Contract duration; the Commission also established a not-to-exceed Contract amount of \$2,700,000 for the first year of services; and

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WHEREAS, Modification No. 1 dated October 1, 2024, was an administrative modification to adjust labor rate calculations with no change to the Contract amount or duration; and

WHEREAS, Modification No. 2 would increase the Contract amount by \$10,300,000 for a new Contract amount not to exceed \$13,000,000 and exercise each of the four 1-year options to extend the Contract duration for an additional four years of services; and

WHEREAS, the City's Contract Monitoring Division approved a Local Business Enterprise sub-consulting participation requirement of 20% for the Contract and Consor PMCM, Inc. has committed to meeting this requirement; now, therefore, be it

RESOLVED, the Commission has reviewed and considered the EIR, addenda, and record as a whole, finds that they are adequate for its use as the decision-making body for the approval of Contract No. 11918.41 and incorporates the CEQA findings contained in Resolution Nos. 92-0284, 03-0207, 15-0021, and 23-0133, including the Statement of Overriding Considerations, as though set forth in this Resolution; and, be it further

RESOLVED, that the Commission hereby approves Modification No. 2 to Professional Services Contract No. 11918.41, Project Management Services for the Cargo Building 626.1 Project, with Consor PMCM, Inc. to increase the Contract not-to-exceed amount by \$10,300,000 for a new Contract amount not to exceed \$13,000,000 and to exercise each of the four one-year options to extend the Contract duration for an additional four years of services; and, be it further

RESOLVED, that the Commission hereby directs the Commission Secretary to seek Board of Supervisors' approval of Modification No. 2 to the Contract consistent with San Francisco Charter Section 9.118(b).

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*I hereby certify that the foregoing resolution was adopted by the Airport Commission*  
*at its meeting of* DEC 17 2024

  
Secretary

**MEMORANDUM**  
December 17, 2024

TO: AIRPORT COMMISSION  
Hon. Malcolm Yeung, President  
Hon. Jane Natoli, Vice President  
Hon. Jose F. Almanza  
Hon. Mark Buell  
Hon. Susan Leal

24-0264

DEC 17 2024

FROM: Airport Director

SUBJECT: Approval of Modification No. 2 to Professional Services Contract  
No. 11918.41, Project Management Support Services for the Cargo  
Building 626.1 Project

DIRECTOR'S RECOMMENDATION: APPROVE MODIFICATION NO. 2 TO PROFESSIONAL SERVICES CONTRACT NO. 11918.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE CARGO BUILDING 626.1 PROJECT, WITH CONSOR PMCM, INC. TO INCREASE THE CONTRACT NOT-TO-EXCEED AMOUNT BY \$10,300,000 FOR A NEW CONTRACT AMOUNT NOT TO EXCEED \$13,000,000 AND TO EXTEND THE CONTRACT FOR AN ADDITIONAL FOUR YEARS OF SERVICES.

**Executive Summary**

The Cargo Building 626.1 Project (Project) would construct a new cargo building and demolish existing facilities to support future redevelopment to modernize the West Field Area.

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

This Modification seeks authorization to exercise each of the four one-year options to extend services and an increase to the not-to-exceed Contract amount. Upon Commission approval, the Commission Secretary will seek the Board of Supervisors' approval of this Modification consistent with San Francisco Charter Section 9.118(b).

**Background**

On June 6, 2023, by Resolution No. 23-0133, the Commission authorized the Director to issue a Request for Qualifications/Request for Proposals (RFQ/RFP) for PMSS for

THIS PRINT COVERS CALENDAR ITEM NO. 4

the Project and to negotiate with the highest-ranked shortlisted proposers in successive order until negotiations were successful with two of the shortlisted proposers. Refer to Attachment A – Summary of Commission Actions for the Contract.

On February 6, 2024, by Resolution No. 24-0016, the Commission awarded the Contract to Consor PMCM, Inc. with a Contract duration of one year and four 1-year options to extend the Contract duration. The Commission also established a not-to-exceed Contract amount of \$2,700,000 for the first year of services.

Modification No. 1 was an administrative modification to adjust labor rate calculations with no change to the Contract amount or duration.

Modification No. 2 would increase the Contract amount by \$10,300,000 for a new Contract amount not to exceed \$13,000,000 and exercise each of the four 1-year options to extend the Contract duration for an additional four years of services. Final completion of the Project is anticipated to be achieved in April 2028.

At the time of award, Staff estimated the total Contract amount would not exceed \$10,700,000 with a total Contract duration of five years. The Project recently completed the Programming Phase, and the budget for this Contract has been increased to accommodate the additional resources needed to support the Project and the overall West Field Program. The additional Contract amount fits within the overall Project budget. Staff and Consor PMCM, Inc. have agreed on scope, staffing, and fees for the remaining years of services in alignment with the Project's established scope and schedule.

Because Modification No. 2 would cause the Contract to exceed \$10,000,000, pending Commission authorization, the Airport will seek the Board of Supervisors' approval consistent with San Francisco Charter Section 9.118(b) for the new full Contract not-to-exceed amount.

The proposed full Contract not-to-exceed amount is equivalent to the new \$13,000,000 budget for this Contract and is funded by the Ascent Program – Phase 1.5 under the Airport's Capital Improvement Plan.

The City's Contract Monitoring Division approved a 20% Local Business Enterprise sub-consulting participation requirement for the Contract. Consor PMCM, Inc. has committed to meeting this requirement.

### **Environmental Reviews**

Since certification of the Master Plan Environmental Impact Report (EIR), modifications to the redevelopment of the airport and airline support facilities envisioned in the Master Plan have been made. The San Francisco Planning Department, Environmental Planning Division prepared and issued the West Field Cargo Redevelopment addendum to the Master Plan EIR, dated August 22, 2003, to address changes to that project and to specifically evaluate the impacts of those modifications. By Resolution No. 03-0207, adopted October 8, 2003, the Airport Commission authorized the implementation of the West Field Cargo Redevelopment Project. Further modifications

were made to the West Field Cargo Redevelopment Project as envisioned in the addendum dated August 22, 2003, and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR, dated May 17, 2021, which contains the demolition of existing facilities and development of replacement cargo buildings 626.1 and 720.1 and GSE building 742.

For both modifications, the San Francisco Planning Department, Environmental Planning Division concluded that the West Field Cargo Redevelopment Project, as modified from its description in the EIR, is within the scope of the Master Plan Program, that the environmental impacts of the Project have been adequately analyzed in the EIR, that the modifications to the Project would not cause new significant impacts not identified in the EIR nor require new mitigation measures, and that no supplemental EIR or negative declaration is required. By Resolution No. 23-0133, adopted June 6, 2023, the Airport Commission authorized the implementation of the redevelopment of cargo and airport/airline support facilities in the West Field area.

### **Recommendation**

I recommend the Commission approve Modification No. 2 to Professional Services Contract No. 11918.41, Project Management Support Services for the Cargo Building 626.1 Project, with Consor PMCM, Inc. to increase the Contract not-to-exceed amount by \$10,300,000 for a new Contract amount not to exceed \$13,000,000 and to exercise each of the four 1-year options to extend the Contract duration for an additional four years of services for a total Contract duration of five years.

I also recommend that the Commission direct the Commission Secretary to seek the Board of Supervisors' approval of Modification No. 2 consistent with San Francisco Charter Section 9.118(b).



Ivar C. Satero  
Airport Director

Prepared by: Judi Mosqueda  
Chief Development Officer  
Design & Construction

Attachments

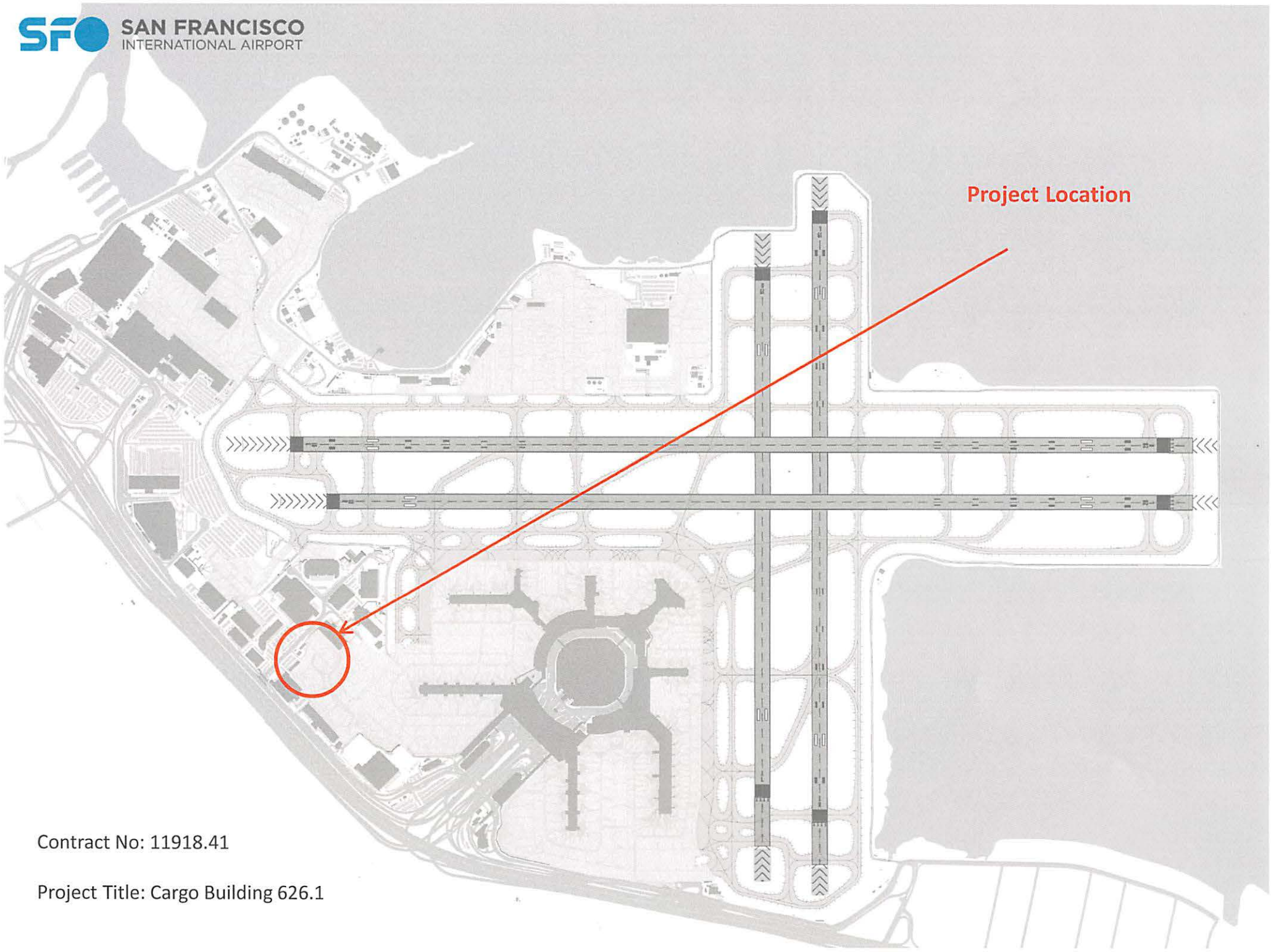
**ATTACHMENT A**  
**SUMMARY OF COMMISSION ACTIONS**  
 December 17, 2024

Contract No.: 11918.41, Project Management Support Services for the Cargo Building 626.1 Project  
 Consultant: Consor PMCM, Inc.  
 Modification No. 2

Date	Modification No.	Resolution No.	Description	Scope	Amount
6/6/2023	-	23-0133	Environmental Review	Project approved in the 1992 Master Plan Environmental Impact Report (EIR) and subsequent 2015 and 2021 Addenda to the Master Plan EIR. The California Environmental Quality Act (CEQA) findings were adopted and no new mitigation measures required.	\$0
6/6/2023	-	23-0133	Issue RFQ/RFP	Authorization to Issue Request for Qualifications/Request for Proposals	\$0
2/6/2024	-	24-0016	Award of Contract	Project Management Support Services	\$2,700,000
10/1/2024	1	-	Administrative Modification	Administrative modification to adjust labor rate calculations	\$0

<b>Authorized Contract Amount to Date</b>	<b>\$2,700,000</b>
<b>Proposed Contract Modification No. 2 Amount</b>	<b><u>\$10,300,000</u></b>
<b>Proposed Contract Not-To-Exceed Amount</b>	<b>\$13,000,000</b>

**Project Location**



Contract No: 11918.41

Project Title: Cargo Building 626.1