

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 23-0100

**ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT  
AND AUTHORIZE ISSUANCE OF A REQUEST FOR QUALIFICATIONS/REQUEST  
FOR PROPOSALS FOR PROFESSIONAL SERVICES CONTRACT NO. 11917.41,  
PROJECT MANAGEMENT SUPPORT SERVICES FOR THE WEST FIELD GARAGE  
675 PROJECT**

- WHEREAS, the West Field Garage 675 Project (Project) will construct a new employee parking garage, upgrade the West Field AirTrain Station, and demolish existing facilities to support future development of the West Field Area; and
- WHEREAS, on November 3, 1992, by Resolution No. 92-0284, the Commission approved the San Francisco Master Plan (Master Plan) and adopted findings, including a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program (MMRP), as required by the California Environmental Quality Act (CEQA), Cal. Public Resources Code Sec. 2100, *et seq.*; 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 West Field Garage 675 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 the Consolidated Administration Campus addendum to the Master Plan EIR, dated May 17, 2021, the Plot 10F Demolition and Paving and Cargo Building 662 addendum to the Master Plan Program EIR, dated December 15, 2022, and the West Field Cargo Redevelopment Project addendum to the Master Plan Program EIR, dated May 17, 2021, to address the changes to the Project to specifically evaluate the impacts of the modifications; and

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- WHEREAS, 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 applicable MMRP mitigation measures will be implemented in connection with the Project as described in the addenda; and
- WHEREAS, since adoption of the MMRP, the San Francisco Planning Department, Environmental Planning Division has updated the form of its cultural resources accidental discovery, including requirement to conduct archeological coring and testing prior to construction, and construction noise mitigation measures, and these measures are included in the addenda and associated MMRP; and
- WHEREAS, the Project Management Support Services consultant will provide overall management expertise and oversight of the Project; the scope of work for the Contract will include design and construction management services, project controls, contract administration, cost estimating services, and field inspection; and
- WHEREAS, the Request for Qualifications/Request for Proposals will contain minimum qualification requirements appropriate for the anticipated type, size, and complexity of the proposed scope of work; and
- WHEREAS, the anticipated duration of the Contract is 54 months with an estimated total amount not to exceed \$12,000,000; and

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WHEREAS, the City's Contract Monitoring Division approved a Local Business Enterprise sub-consulting participation requirement of 20% for the Contract; now, therefore, be it

RESOLVED, that the Commission has reviewed and considered the EIR, addenda, and record, finds that they are adequate for its use as the decision-making body for the approval of Contract No. 11917.41, and incorporates the CEQA findings contained in Resolution Nos. 92-0284, 03-0207, and 15-0021, including the Statement of Overriding Considerations, as though set forth in this Resolution; and, be it further

RESOLVED, that the Commission hereby authorizes the Director to issue a Request for Qualifications/Request for Proposals for Professional Services Contract No. 11917.41, Project Management Support Services for the West Field Garage 675 Project, and to negotiate with the highest-ranked shortlisted proposers in successive order until negotiations are successful with one of the shortlisted proposers; and, be it further

RESOLVED, that following successful negotiations, the Director will present for the Commission's consideration a recommendation to award Professional Services Contract No. 11917.41, Project Management Support Services for the West Field Garage 675 Project.

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*I hereby certify that the foregoing resolution was adopted by the Airport Commission*

*at its meeting of* \_\_\_\_\_

APR 18 2023

  
\_\_\_\_\_  
Secretary



San Francisco International Airport

**MEMORANDUM**

April 18, 2023

TO: AIRPORT COMMISSION  
Hon. Malcolm Yeung, President  
Hon. Everett A. Hewlett, Jr.  
Hon. Jane Natoli  
Hon. Jose F. Almanza

23-0100

APR 18 2023

FROM: Airport Director

SUBJECT: Adopt Findings Under California Environmental Quality Act and Authorization to Issue a Request for Qualifications/Request for Proposals for Professional Services Contract No. 11917.41, Project Management Support Services for the West Field Garage 675 Project

DIRECTOR’S RECOMMENDATION: ADOPT FINDINGS UNDER CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AUTHORIZE THE DIRECTOR TO ISSUE A REQUEST FOR QUALIFICATIONS/REQUEST FOR PROPOSALS FOR PROFESSIONAL SERVICES CONTRACT NO. 11917.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE WEST FIELD GARAGE 675 PROJECT.

**Executive Summary**

The West Field Garage 675 Project (Project) will construct a new employee parking garage, upgrade the West Field AirTrain Station, and demolish existing facilities to support future development of the West Field Area.

The Contract will provide Project Management Support Services (PMSS) for the Project.

The Director seeks authorization to issue a Request for Qualifications/Request for Proposals (RFQ/RFP) for PMSS for the Project.

**Background**

The Project will construct a new employee parking garage, upgrade the West Field AirTrain Station, and demolish existing facilities to support future development of the West Field Area.

The consultant will provide overall management expertise and oversight for the Project. The scope of work for the Contract will include design and construction management services, project controls, contract administration, cost estimating services, and field inspection.

The RFQ/RFP 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 panel to review and score the technical content of the proposals. Staff will then shortlist up to four of the highest-ranked

THIS PRINT COVERS CALENDAR ITEM NO.

proposers for interview by the selection panel. Staff will perform reference checks of past clients of the proposers and provide these to the selection panel for evaluation. See Attachment A for the proposed minimum qualification requirements and recommended evaluation and selection criteria.

Based upon the selection panel's evaluation of the proposals, interviews, and reference checks, Staff will negotiate with the highest-ranked shortlisted proposers in successive order until negotiations are successful with one of the shortlisted proposers. Following successful negotiations, Staff will prepare for the Commission's consideration a recommendation to award a contract to the successful proposer.

The anticipated duration of the Contract is 54 months, with an estimated amount not to exceed \$12,000,000.

With Commission approval, Staff will issue the RFQ/RFP by May 31, 2023.

The City's Contract Monitoring Division approved a Local Business Enterprise sub-consulting participation requirement of 20% for the Contract.

### **Environmental Reviews**

The development of administration facilities, airport and airline support facilities, including cargo and ground service equipment facilities, are projects that were included in the San Francisco International Airport Master Plan (Master Plan) approved by the Airport Commission on November 3, 1992, by Resolution 92-0284. The Master Plan was the subject of a Program Environmental Impact Report (EIR), which was certified by the San Francisco Planning Commission on May 28, 1992.

### **Consolidated Administration Campus**

Since certification of the Master Plan EIR, the administration offices development envisioned in the Master Plan has been modified. The San Francisco Planning Department, Environmental Planning Division prepared and issued the Consolidated Administration Campus addendum to the Master Plan Program EIR, dated January 22, 2015, to address changes to that project and to specifically evaluate the impacts of those modifications. By Resolution No. 15-0021, adopted February 3, 2015, the Airport Commission authorized the implementation of the Consolidated Administration Campus Project. Further modifications were made to the Consolidated Administration Campus Project as envisioned in the January 22, 2015 addendum, and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR published on May 17, 2021. For both modifications, the San Francisco Planning Department, Environmental Planning Division concluded that the Consolidated Administration Campus Project, as modified from its description in the Program 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.

### Plot 10F Demolition and Paving and Cargo Building 662

Since certification of the Master Plan EIR, modifications to the cargo facilities envisioned in the Master Plan have been made. The San Francisco Planning Department, Environmental Planning Division prepared and issued the Plot 10F Demolition and Paving and Cargo Building 662 addendum to the Master Plan Program EIR, dated December 15, 2022, to address changes to that project and to specifically evaluate the impacts of those modifications. The San Francisco Planning Department, Environmental Planning Division concluded that the Plot 10F Demolition and Paving and Cargo Building 662 Project, as modified from its description in the Program 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.

### West Field Cargo Redevelopment

Since certification of the Master Plan EIR, modifications to 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 Program 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 2, 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 August 22, 2003 addendum, and these revisions were evaluated in a subsequent addendum to the Master Plan Program EIR, dated May 17, 2021. 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 Program 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.

Since the adoption of the California Environmental Quality Act findings and the mitigation monitoring and reporting program (MMRP), the San Francisco Planning Department, Environmental Planning Division updated the form of its cultural resources accidental discovery mitigation measures (Measures CR-1 and CR-2) and construction noise mitigation measures (1.C.1.a, 1.C.1.b, and 1.C.1.d) for the three addenda. These measures are consistent with the MMRP and do not constitute new measures but are more detailed and conform to the current standards and best management practices.

### **Restricted Communications Period**

If the attached resolution is adopted, a Restricted Communications Period shall commence immediately upon publication of the identified solicitation document. City officials/employees and proposers will be subject to the restriction on communications as provided in the Commission's Competitive Selection Process Communications Policy (Resolution No. 20-0247). In conformance with this Policy, the solicitation document will be listed in the

Restricted Communications Period Report, included with all Commission public meeting agendas.

**Recommendation**

I recommend the Commission adopt the findings under the California Environmental Quality Act and authorize the Director to issue a Request for Qualifications/ Request for Proposals for Professional Services Contract No. 11917.41, Project Management Support Services for the West Field Garage 675 Project. I further recommend the Commission authorize the Director to negotiate with the highest-ranked shortlisted proposers in successive order until negotiations are successful with one of the shortlisted proposers.



Ivar C. Satero  
Airport Director

Prepared by: Judi Mosqueda  
Chief Development Officer  
Design & Construction

Attachments

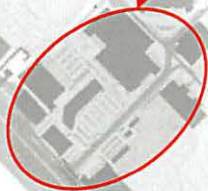
Attachment A

<b>PROPOSED MINIMUM QUALIFICATION REQUIREMENTS</b>	
<b>Project</b>	Contract No. 11917.41, Project Management Support Services (PMSS) for the West Field Garage 675 Project
<b>Minimum Qualification Requirements</b>	<p>In the past ten years, Proposer or any team member has:</p> <ol style="list-style-type: none"> <li>1. Managed a construction project, valued at seventy-five million dollars (\$75,000,000) or more, involving heavy civil construction for multistory structures such as a parking garage or other similar facilities, using reinforced concrete or other comparable structural systems, including subsurface preparation and foundation construction.</li> <li>2. Managed a construction project valued at one hundred million dollars (\$100,000,000) or more utilizing the Design-Build or Construction Manager/General Contractor project delivery methods, including Guaranteed Maximum Price, Cost Forecasting/Cost Models, and Trade Bid Packages.</li> <li>3. Managed a public sector construction project that included Structured Collaborative Partnering and a Stakeholder Engagement Program.</li> </ol>

<b>RECOMMENDED EVALUATION AND SELECTION CRITERIA</b>	
<b>Criteria</b>	<b>Scoring Weight</b>
<b>Technical Proposal</b>	
Introduction and Executive Summary	0
Proposer's Experience and Qualifications	80
Proposed Key Project Personnel	120
Project Approach	100
<b>Sub-Total</b>	<b>300</b>
<b>Oral Interview</b>	<b>250</b>
<b>Total Possible Points</b>	<b>550</b>



**Project Location**



Contract No: 11917.41

Project Title: West Field Garage 675