



San Francisco International Airport

**MEMORANDUM**

July 17, 2012

TO: AIRPORT COMMISSION

Hon. Larry Mazzola, President  
Hon. Linda S. Crayton, Vice President  
Hon. Eleanor Johns  
Hon. Richard J. Guggenheimer  
Hon. Peter A. Stern

FROM: Airport Director

SUBJECT: Modification No. 1 to Contract No. 9048.9, Construction Management Services for the Terminal 3 Improvements Program, with URS/ECS, a Joint Venture, in an Amount not to Exceed \$2,163,000 for the Second Year of Services.

DIRECTOR'S RECOMMENDATION: AUTHORIZE MODIFICATION NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT, CONTRACT 9048.9, CONSTRUCTION MANAGEMENT SERVICES FOR THE TERMINAL 3 CHECKPOINT IMPROVEMENTS PROGRAM, WITH URS/ECS, A JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED \$2,163,000 FOR SERVICES THRU AUGUST 2013.

**Executive Summary**

On April 1, 2011, Airport staff issued a request for proposal (RFP) to provide construction management services for the Terminal 3 Improvements Program to the seven "pool list" firms established by the Commission on April 20, 2010 under Resolution No. 10-0157.

On June 30, 2011, by Resolution No. 11-0145, the Commission awarded the professional services agreement for Contract No. 9048.9, Construction Management Services for the Terminal 3 Improvements Program, to URS/ECS, a Joint Venture (Consultant), in an amount not to exceed \$2,221,000 for the first year of services.

Transmitted herewith for your approval, is a proposed Resolution authorizing Modification No. 1 to Contract No. 9048.9, to increase the not-to-exceed amount by \$2,163,000 for the second year of services, for a new contract amount not to exceed \$4,384,000.

**Background**

On June 30, 2011, by Resolution No. 11-0145, the Commission awarded a construction management contract to URS/ECS, a Joint Venture to provide construction management services for the proposed \$25 million Terminal 3 Improvements Project for the expansion of the existing checkpoint in Module 3 (Mod 3) and a building expansion of approximately 10,000 SF. The contract included services to develop a Request for Qualifications and Request for Proposal (RFQ/RFP) "bridging document" for the procurement of a design-builder team, as well as CM services during implementation.

Based on the results of the Programming and Planning Study and Report prepared last fall to determine the Terminal 3 needs per the anticipated passenger forecasted demand by year 2025, Staff determined that additional work was required to ensure the success of the project, including:

THIS PRINT COVERS CALENDAR ITEM NO. 18

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

EDWIN M. LEE  
MAYOR

LARRY MAZZOLA  
PRESIDENT

LINDA S. CRAYTON  
VICE PRESIDENT

ELEANOR JOHNS

RICHARD J. GUGGENHIME

PETER A. STERN

JOHN L. MARTIN  
AIRPORT DIRECTOR

- Added checkpoint spaces for re-composure areas and pre divest areas;
- Added electrical & mechanical work;
- Escalator refurbishments;
- Life Safety (Fire Sprinklers, Fire Alarm) & Seismic Upgrades;
- Upgrade of sewage lift station and new trash compactor facility;
- Increasing the square footage of the building expansion to approximately 23,000 SF;
- Relocating the lobby elevators to improve passenger circulation;

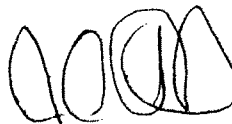
As a result of the expanded scope of work of the Program, additional CM services are required both to provide the proper oversight of the larger project, as well as to accommodate the longer schedule for construction. Staff and Consultant have reached agreement on scope, staffing and fee. Staff proposes to modify the contract amount of \$2,163,000 based on providing appropriate staffing levels through August 2013. The anticipated final cost for construction management services is \$7,268,000 with a total duration of 30 months.

The Project Management/Construction Management Team will continue to be comprised of both Consultant staff and Airport staff. The Airport is providing project managers and construction inspectors. The Consultant is providing a construction manager/resident engineer, assistant resident engineer, design manager, project controls and administrative staff, materials testing and special inspection personnel, and other specialty construction management services as required.

The HRC approved an 18% LBE subconsultant participation goal for this contract. The Consultant is currently achieving 12.6% LBE participation, and is committed to meeting this goal.

### **Recommendation**

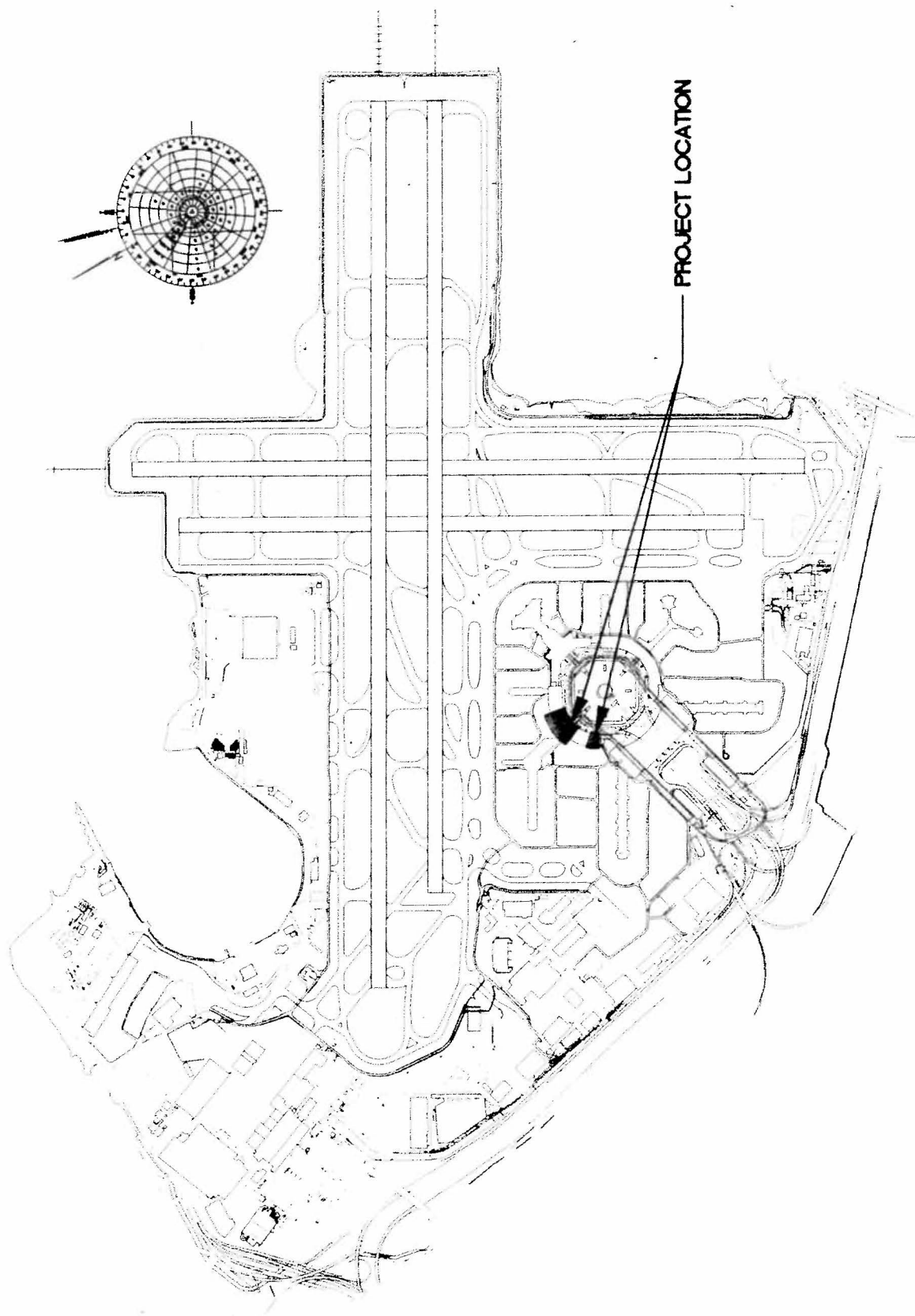
Based on the above, I recommend that the Commission approve this Modification No. 1 to the professional services agreement, Contract No. 9048.9, Construction Management Services for the Terminal 3 Checkpoint Improvements Project in a not-to-exceed amount of \$2,163,000 for the second year of services, for a new contract amount not to exceed \$4,384,000.



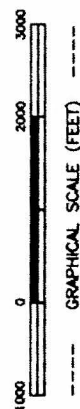
John L. Martin  
Airport Director

Prepared by: Ivar Satero  
Deputy Airport Director  
Design & Construction

Attachment



SAN FRANCISCO INTERNATIONAL AIRPORT  
CITY AND COUNTY OF SAN FRANCISCO  
AIRPORT COMMISSION  
John L. Martin - Airport Director



Prepared by: Design and Construction  
Ivar Satero - Deputy Airport Director  
October 2011

CONTRACT No. 9048.9  
TERMINAL 3 IMPROVEMENTS PROJECT (CHECKPOINT PROJECT)

**AIRPORT COMMISSION**

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 12\_0164

**APPROVE MODIFICATION NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT, CONTRACT 9048.9, CONSTRUCTION MANAGEMENT SERVICES FOR THE TERMINAL 3 IMPROVEMENTS PROGRAM, WITH URS/ECS, A JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED \$2,163,000 AND TO EXTEND THE DURATION OF CONTRACT 9048.9 TO AUGUST 31, 2013.**

WHEREAS, on June 30, 2011, by Resolution No. 11-0145, the Commission awarded the professional services agreement for Contract 9048.9, Construction Management Services for the Terminal 3 Checkpoint Improvements Program to URS/ECS, a Joint Venture (Consultant), in an amount not to exceed \$2,221,000 for the first year of services, from August 2011 to August 2012; and

WHEREAS, the estimated value of the construction to be managed by the Consultant was \$25,000,000; and

WHEREAS, Consultant has provided these services to the satisfaction of the Commission; and

WHEREAS, a Programming and Planning Study and Report was prepared last fall to determine the T3 needs for the passenger forecast demand by year 2025, and through the Quick Response Team (QRT) process additional scopes of work have been identified; and

WHEREAS, by Resolution No. 12-0118, the Commission authorized Staff to issue a Request for Qualifications/Proposals for design-build services for an expanded Terminal 3 Improvements Program with an estimated construction value of \$68,000,000; and

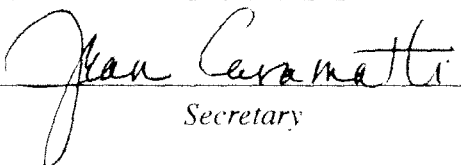
WHEREAS, the second year of consultant services is necessary for the continued development of the expanded Terminal 3 Improvements Program; and

WHEREAS, Staff and Consultant have reached an agreement on scope, staffing and fee, and the Airport proposes to increase the not-to-exceed amount by \$2,163,000 for a new contract amount not to exceed \$4,384,000 for services through August 31, 2013; now, therefore be it

RESOLVED, that the Commission authorizes Modification No. 1 to the professional services agreement, Contract 9048.9, Construction Management Services for the Terminal 3 Improvements Program, with URS/ECS, a Joint Venture, in an amount not to exceed \$2,163,000 for the second year of services, for a total contract amount not to exceed \$4,384,000, for services through August 31, 2013.

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

*at its meeting of* JUL 17 2012

  
Secretary