

**MEMORANDUM**

January 13, 2015

TO: AIRPORT COMMISSION  
 Hon. Larry Mazzola, President  
 Hon. Linda S. Crayton, Vice President  
 Hon. Eleanor Johns  
 Hon. Richard J. Guggenlime  
 Hon. Peter A. Stern

FROM: Airport Director

SUBJECT: Award Professional Services Contract No. 10010.41, Project Management Support Services for the New Boarding Area B Project and Professional Services Contract No. 10011.41, Project Management Support Services for the Terminal 1 Center Renovation Project

DIRECTOR'S RECOMMENDATION: AWARD PROFESSIONAL SERVICES CONTRACT NO. 10010.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE NEW BOARDING AREA B PROJECT TO T1 CUBED – A JOINT VENTURE IN AN AMOUNT NOT TO EXCEED \$4,300,000 FOR THE FIRST YEAR OF SERVICES AND AWARD PROFESSIONAL SERVICES CONTRACT NO. 10011.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE TERMINAL 1 CENTER RENOVATION PROJECT, TO ACJV IN AN AMOUNT NOT TO EXCEED \$3,500,000 FOR THE FIRST YEAR OF SERVICES

**Executive Summary**

Transmitted herewith for your approval are two proposed Resolutions.

The first proposed Resolution is to award Professional Services Contract No. 10010.41, Project Management Support Services (PMSS) for the New Boarding Area B Project, to T1 Cubed – a Joint Venture, a joint venture comprised of Parsons Brinckerhoff, Inc. and AGS, Inc., in an amount not to exceed \$4,300,000 for the first year of services.

The second proposed Resolution is to award Professional Services Contract No. 10011.41, PMSS for the Terminal 1 Center Renovation Project, to ACJV a joint venture comprised of AECOM and Cooper Pugaeda in an amount not to exceed \$3,500,000 for the first year of services.

As part of the Terminal 1 Redevelopment Program (T1 Program), the New Boarding Area B Project and the Terminal 1 Center Renovation Project will provide for construction of a fully integrated boarding area and terminal facility.

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO THIS PRINT COVERS CALENDAR ITEM NO. 4

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

## **Background**

The New Boarding Area B Project includes construction of an approximately 550,000 square foot boarding area with 24 gates to replace the existing 40-year old facility, provide for a concession and amenity program consistent with Terminal 2 and Boarding Area E, and help the Airport serve the increasing passenger forecasts. Several of the new gates will be configured to accommodate international arrivals. The Project will also include new Passenger Boarding Bridges, Pre-Conditioned Air, and 400 Hz power systems; and a new aircraft apron and jet fuel hydrant system.

The Terminal 1 Center Project includes construction of a new architectural building envelope for the Terminal, complete electrical, HVAC, and special systems replacement; renovations and upgrades to the check-in facilities and passenger screening checkpoint; a meet and greet area; and passenger amenities also consistent with the Terminal 2 and Boarding Area E. The Terminal 1 Center Project will also include a new consolidated common use baggage handling system (BHS) and checked baggage screening system.

On February 18, 2014, by Resolution 14-0026, the Commission authorized the Director to issue a Request for Qualifications/Proposals (RFQ/RFP) for Professional Services Contract No. 10010.41, PMSS for the New Boarding Area B Project and Professional Services Contract No. 10011.41, PMSS for the Terminal 1 Center Renovation Project and to negotiate with the highest-ranked proposers.

On June 2, 2014, Staff issued a combined RFQ/RFP for the two Contracts. The Airport received five proposals on August 10, 2014 from ACJV (a joint venture comprised of AECOM and Cooper Pugeda Management); Abadjis Systems Ltd. ; J+D Aviation (a joint venture between Jacobs and Dabri, Inc.); PGH Wong Engineering, Inc.; and T1 Cubed – a Joint Venture (a joint venture of Parsons Brinckerhoff, Inc. and AGS, Inc.).

The Airport assembled a five-member selection panel, consisting of one Airport Commission employee and four members of the aviation and/or project management industry, to review and score the proposals in accordance with the criteria stated in the RFQ/RFP. The RFQ/RFP stated that the four highest-ranking respondents would be invited for interviews with the Selection Panel. On October 6, 2014, the Selection Panel interviewed four firms, including key personnel of each firm, and thoroughly appraised their qualifications. Based on the results of the proposals and interviews, the final rankings are as follows:

- |                               |               |
|-------------------------------|---------------|
| 1. ACJV                       | 449.00 points |
| 2. T1 Cubed – a Joint Venture | 443.60 points |
| 3. J+D Aviation               | 420.00 points |
| 4. PGH Wong Engineering       | 410.00 points |

Since one combined RFQ/RFP was issued for the selection of two Contractors, one for New Boarding Area B Project (Contract No. 10010.41) and one for Terminal 1 Center Renovation Project (Contract No. 10011.41), the proposers were required to submit their “preferred project” with their proposal in a sealed envelope. The highest-ranking proposer, ACJV, selected Terminal 1 Center Renovation as their “preferred project”. The next highest ranked proposer, T1 Cubed – a Joint Venture, was offered the New Boarding Area B project.

Staff negotiated the scope of services, contract terms and conditions, and fee with ACJV for the Terminal 1 Center PMSS contract. The agreed upon initial contract amount for the first year of services for ACJV is \$3,500,000. Since the project will be a multi-year, phased project, Staff estimates that the total contract amount for ACJV will be \$23,000,000 with a total contract duration of five years.


Staff negotiated the scope of services, contract terms and conditions, and fee with T1 Cubed – a Joint Venture for the New Boarding Area B PMSS contract. The agreed upon initial contract amount for the first year of services for the T1 Cubed – a Joint Venture is \$4,300,000. Since the project will be a multi-year, phased project, Staff estimates that the total contract amount for T1 Cubed – a Joint Venture will be \$29,000,000, with a total contract duration of six years.

The contracts will be renewed each year based on ACJV's and T1 Cubed – a Joint Venture's performance. Since each of the contracts is anticipated to exceed \$10,000,000, pending Commission authorization, the Airport will request the Board of Supervisors' approval for both Contracts as required by San Francisco Charter Section 9.118(b).

The Contracts Monitoring Division (CMD) reviewed the RFQ/RFP documentation, proposals and scoring, and has determined that the selection process is in compliance with Chapter 14B requirements. CMD has approved a 20% Local Business Enterprise sub-consultant participation goal for each Contract, and both ACJV and T1 Cubed – a Joint Venture have individually committed to meeting these goals.

### **Recommendation**

Based upon the above, I recommend that the Commission award Professional Services Contract No. 10010.41, Project Management Support Services for the New Boarding Area B Project, to T1 Cubed – a Joint Venture in an amount not to exceed \$4,300,000 for the first year of services. I further recommend that the Commission award Professional Services Contract No. 10011.41, Project Management Support Services for the Terminal 1 Center Renovation Project, to ACJV in an amount not to exceed \$3,500,000 for the first year of services.



John L. Martin  
Airport Director

Prepared by: Geoffrey W. Neumayr  
Deputy Airport Director  
Design & Construction

Attachment