

San Francisco International Airport

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. 8768.41, Project Management Support Services for the Airport Hotel Program

DIRECTOR'S RECOMMENDATION: AWARD PROFESSIONAL SERVICES CONTRACT NO. 8768.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE HOTEL PROGRAM TO PGH WONG/MCK, A JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED \$2,938,000 FOR THE FIRST YEAR OF SERVICES

Executive Summary

Transmitted herewith for your approval is a proposed Resolution awarding Professional Services Contract No. 8768.41, Project Management Support Services (PMSS) for the Airport Hotel Program (Program), to PGH Wong /MCK, a Joint Venture, in an amount not to exceed \$2,938,000 for the first year of services.

The Hotel Program includes the construction of a new 350-room hotel, which will include meeting spaces and ballrooms, several dining facilities and various amenities including a health club and cocktail lounge. The Program also includes a new AirTrain station and connecting bridge to provide guests with easy connectivity to the terminals and related infrastructure and roadway work.

Background

Environmental review for the Hotel and AirTrain station has been completed. Hotel development was included in the San Francisco International Airport Master Plan (Master Plan), approved by the Commission in 1992. The Master Plan was evaluated in an Environmental Impact Report (EIR) certified by the San Francisco Planning Commission on May 28, 1992. The San Francisco Planning Department, Environmental Planning Division, issued an addendum to the EIR, dated February 5, 2014, to address the hotel and AirTrain station (collectively referred to in the addendum as the "Hotel Project") and determined that no additional environmental review is required under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.).

On September 9, 2014, by Resolution number 14-0178, the Commission authorized Staff to issue a Request for Qualifications/Proposals (RFQ/RFP) for PMSS for the Airport Hotel Program. The Program will be managed by an integrated team of Airport staff and consultant personnel. Under this contract, the Airport seeks to hire project management support for project planning, project controls, reporting, scheduling, budgeting, document control, coordination, design management, construction management and constructability review. In addition, the PMSS team will assist Staff in monitoring, managing, and

AIRPORT COMMISSION CITY AND COUNTY OF SAN FRANCISCO

THIS PRINT COVERS CALENDAR ITEM NO. 3EDWIN M. LEE
MAYORLARRY MAZZOLA
PRESIDENTLINDA S. CRAYTON
VICE PRESIDENT

ELEANOR JOHNS

RICHARD J. GUGGENHIME

PETER A. STERN

JOHN L. MARTIN
AIRPORT DIRECTOR

coordinating subsequent design services and construction contracts for the Program.

On October 14, 2014, the Airport received four proposals to the RFQ/RFP, all four of which were deemed responsive by Staff. The Airport convened a three-person selection panel to review and score the written proposals in accordance with the criteria stated in the RFQ/RFP. On November 14, 2014, the Selection Panel interviewed the three highest-ranking proposers, including key personnel, and thoroughly appraised their qualifications.

Based on the results of the proposals and interviews, the final rankings are as follows:

	Evaluation Score (500 max.)	LBE Rating Bonus	Final Score
1. PGH Wong /MCK, a Joint Venture	460.33	7.5%	494.86
2. Hill International, Inc.	424.67	0%	424.67
3. TCJV	414.00	0%	414.00

Staff has successfully negotiated the scope of services, contract terms and conditions, and fee with the consultant for a not-to-exceed amount of \$2,938,000 for the first year of services. The anticipated final not-to-exceed amount of the contract is \$9,044,000 for 42 months of services. The contract will be renewed each year based on the consultant's performance.

The Contract Monitoring Division has approved a 22% Local Business Enterprise (LBE) sub-consultant participation goal for this Contract, and PGH Wong/MCK, a Joint Venture, has committed to meeting this goal.

Recommendation

Based on the above, I recommend that the Commission award Professional Services Contract No. 8768.41, Project Management Support Services for the Airport Hotel Program, to PGH Wong/MCK, a Joint Venture, in an amount not to exceed \$2,938,000 for the first year of services.



John L. Martin
Airport Director

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

Attachment

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 15-0003

AWARD PROFESSIONAL SERVICES CONTRACT NO. 8768.41, PROJECT MANAGEMENT SUPPORT SERVICES FOR THE AIRPORT HOTEL PROGRAM, TO PGH WONG/MCK, A JOINT VENTURE, IN AN AMOUNT NOT TO EXCEED \$2,938,000 FOR THE FIRST YEAR OF SERVICES

WHEREAS, the Airport Hotel Program (Program) includes the construction of a new 350-room hotel on Airport property, an AirTrain station with connecting bridge, and realignment of South McDonnell Road and utilities; and

WHEREAS, the Environmental Planning Division of the San Francisco Planning Department reviewed the hotel and AirTrain project (collectively, the "Hotel Project"), prepared an addendum to the San Francisco International Airport Final Environmental Impact Report ("FEIR") and determined that the Hotel Project is within the scope of the FEIR and no additional environmental review is required under the California Environmental Quality Act (Public Resources Code Section 21000 et seq., "CEQA"), and

WHEREAS, on May 19, 2014, by Resolution No. 14-0095 incorporated herein by this reference as though fully set forth, the Commission determined to proceed with the Hotel Project and adopted findings under CEQA related to the Hotel Project and a Mitigation Monitoring and Reporting Program; and

WHEREAS, on September 9, 2014, by Resolution number 14-0178, the Commission authorized Staff to issue a Request for Qualifications/Proposals (RFQ/RFP), for Project Management Support Services for the Airport Hotel Program and to negotiate with the highest-ranked proposer; and

WHEREAS, on October 14, 2014 the Airport received four proposals in response to the RFQ/RFP; and

WHEREAS, the Airport convened a three-member Selection Panel that thoroughly reviewed the proposals and invited the three highest-ranking proposers for oral interview; and

WHEREAS, PGH Wong/MCK, a Joint Venture, is the highest-ranked proposer, with whom Staff successfully negotiated the scope of services, contract terms and conditions, and fee; and

WHEREAS, the negotiated not-to-exceed amount of this Contract is \$2,938,000 for the first year of services; and

WHEREAS, the Program will be a multi-year program, and Staff estimates that the total contract amount will not exceed \$9,044,000 for 42 months of services; and

AIRPORT COMMISSION

CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION NO. 15-0003

WHEREAS, the contract will be renewed each year based on the Airport's evaluation of the quality of work and performance of PGH Wong/MCK, a Joint Venture; and

WHEREAS, the City's Contract Monitoring Division has approved a 22% Local Business Enterprise sub-consultant participation goal for this Contract and PGH Wong/MCK, a Joint Venture has committed to meeting this goal; now, therefore, be it

RESOLVED, that the Commission hereby awards Contract No. 8768.41, Project Management Support Services for the Airport Hotel Program, to PGH Wong/MCK, a Joint Venture in an amount not to exceed \$2,938,000 for the first year of services.

Page 2 of 2

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

at its meeting of _____

JAN 20 2015



Secretary