

MEMORANDUM

June 9, 2011

TO: MEMBERS, PORT COMMISSION
Hon. Kimberly Brandon, Vice President
Hon. Ann Lazarus
Hon. Francis X. Crowley
Hon. Doreen Woo Ho
Hon. Leslie Katz

FROM: Monique Moyer
Executive Director

SUBJECT: Request authorization for award of a contract for professional services for master planning and preliminary design of the proposed Pier 70 Crane Cove Park Project, to AECOM Technical Services, Inc. in an amount not to exceed \$708,835, funded through the 2008 Proposition A, Clean and Safe Neighborhood Parks General Obligation Bond (GO Bond)

DIRECTOR'S RECOMMENDATION: Approve Attached Resolution

OVERVIEW

The proposed Pier 70 Crane Cove Park Project (the "Project") is located on an approximately seven acre site generally east of Illinois Street between 19th and Mariposa Streets along the Bay shoreline (see Exhibit 1, Project Location and Setting).

On December 14, 2010, the Port Commission approved the authorization (resolution No. 10-79)¹ to advertise a Request for Proposals (RFP) for Planning and Design Services for the Project. The RFP was issued on January 24, 2011, and proposals were due on March 18, 2011.

The Port received four proposals that met the minimum qualifications established by Port staff and the Human Rights Commission (HRC), including the Local Business Enterprise (LBE) participation goal of 19%. An Evaluation Panel was convened to review the proposals and conduct interviews to score the proposers. Staff and the Evaluation Panel concluded the competitive selection process and now recommend the contract award to AECOM Technical Services, Inc. ("AECOM"), the highest-ranked

THIS PRINT COVERS CALENDAR ITEM NO. 10A

¹ (see: <http://www.sfport.com/Modules/ShowDocument.aspx?documentid=340> for staff report)

proposer. This contract, if awarded to AECOM, will include a LBE participation of approximately 35%. Port staff have negotiated a proposed contract with AECOM in the amount of \$709,849 and recommend an additional 10% contingency for unforeseen conditions and/or potential Port initiated scope changes. Therefore, staff request authorization for contract award to AECOM in the amount not to exceed \$780,834 for phases one and two of the scope of work as identified in the RFP and summarized below.

Funds for the planning and design services are provided through the GO Bond, which identified \$22.5 million for Blue Greenway projects. Projects identified for potential funding from the GO Bond, include: Bayfront Park Shoreline improvements, Pier 70 Crane Cove Park, Warm Water Cove Park, Islais Creek Open Space improvements, Heron's Head Park improvements, Signage and Wayfinding and completion of the Blue Greenway Planning and Design Guidelines through a community planning process.²

PROPOSED SCOPE OF WORK AND SCHEDULE

The proposed consulting services will support the Pier 70 Crane Cove Park Master Planning, cost estimating and Schematic Design of an Initial Phase of Improvements.³ The planning and design work will begin where previous planning efforts ended including the work conducted through the development of the Pier 70 Preferred Master Plan, the Blue Greenway Planning and Design Guidelines, the Waterfront Land Use Plan Design and Access Element and the City's Eastern Neighborhoods, Central Waterfront Plan.

The RFP included a four segment scope of work, consisting of: 1) Preparation of a Park Master Plan, including cost estimates and a phasing approach - due approximately 12 months from notice to proceed (NTP); 2) preparation of Schematic Design Concept and a cost estimate for the Initial Phase of Improvements – due approximately 7 months from completion of phase one; 3) Detailed Design Drawings, Specifications, Bid documents and cost estimates for the identified Initial Phase - due approximately 7 months from NTP and 4) Construction Bid and Design Administration Support Services – due approximately 18 months from completion of phase three. Because of the unknown budget for the construction and to maximize opportunities for City employees to participate in the scope of work, staff seeks authorization for a contract award for only phases one and two of the scope of work. Once the final budget is determined and completion of phase two of the scope is near, the Port will work with the Department of Public Works, Local 21 and the consultant team to evaluate and determine which entity

² The Port Commission received an update on the status of all of the 2008 Clean and Safe Parks GO Bond projects including the Blue Greenway on January 11, 2010 – see: <http://www.sfport.com/Modules/ShowDocument.aspx?documentid=492>.

The Port Commission is scheduled to get another update on the Blue Greenway community planning at the July 12, 2011 Port Commission meeting.

³ Based upon the planning work conducted to date, it is estimated that the total cost of improvements for all design and construction of Crane Cove Park is approximately \$30 million, which has not been completely secured. It is estimated that approximately \$6-10 million of the G.O. Bond may be available for an "Initial Phase" of improvements, the final budget will be determined through the ongoing Blue Greenway Planning and Design community planning process.

should perform phases three and four of the scope. Staff will return to the Port Commission to seek authorization to proceed with phases three and four, after defining and negotiating the scope for those later phases.

SELECTION PROCESS

The Request for Proposals was issued on January 24, 2011 with a proposal due date of March 18, 2011 and oral interviews were scheduled for April 7, 2011. The sign-in sheet indicates seventy-one people in attendance at the pre-proposal meeting of February 17, 2011.

On March 18, 2011, the Port received ten proposals in response to the RFP. The RFP included minimum qualifications that each team was required to meet, including not only the professionals required to complete all phases of the work but also demonstrated experience in the completion of projects in similar size and setting as the Crane Cove Park site.

Minimum Qualifications Review

A Technical Review panel, comprised of three Port staff members reviewed all proposals to determine if each respondent met the minimum qualifications established in the RFP. The Panel determined that five teams met the minimum qualifications.

Human Right Commission Review

The Human Rights Commission (HRC) reviewed the proposals to make certain each of the teams that met the minimum qualifications, as determined by the Technical Review panel, met the LBE goal of 19%. The HRC determined that one of the teams was non responsive to the LBE subcontractor participation goal established under Chapter 14B of the City Administrative Code. The team that was deemed non responsive to meeting the LBE Good Faith Outreach Requirements per Section 14B.8(C) appealed the determination, therefore HRC Contract Compliance re-reviewed the proposal and affirmed its original determination,

Evaluation Panel

Port staff convened a five-member evaluation panel, consisting of a Port staff member (Environmental Regulatory Specialist), staff from the San Francisco Planning Department (Historic Preservation Planner), staff from Department of Public Works (Landscape Architect), a retired Department of Public Works staff (Civil Engineer) and a Project Manager from the San Francisco Recreation and Parks Department.

Evaluation Criteria

The evaluation panel reviewed the four consultant teams that met the minimum qualifications and LBE goal and reviewed the written proposals based upon the RFP criteria, including: 1) Project Approach; 2) Experience of Lead Firm (Prime Consultant); and 3) Experience of sub-consultants.

In addition, the panel interviewed and ranked all four teams using the following criteria: 1) Quality and clarity of the project/team presentation and understanding of the project and project approach; 2) Demonstration of project manager's leadership effectiveness

and management ability appropriate for the project; 3) Participation of key team members; and 4) Quality and focus of answers to standard questions.

Exhibit #2 summarizes the actual scores from the evaluation process. The written proposal phase and the interview phase scores were weighted at 55% and 45%, respectively, with combined scores resulting in the following final ranking:

<u>Final Ranking</u>	<u>Name of Prime</u>	<u>Combined Score</u>
1	AECOM Technical Services, Inc.	84.6
2	Hargreaves and Associates	82.7
3	W + OCB Joint Venture	81.1
4	Walker Macy	72.2

On April 8, 2011, the Port issued a Notice of Intent to Award a contract to AECOM. After the seven-day protest period, there were no protests concerning the proposed contract award. Staff successfully negotiated with the top-ranked firm, AECOM, an acceptable scope and fee. Upon Port Commission approval, staff will proceed promptly to finalize and execute the contract, thus allowing the project to commence on schedule.

CONSULTANT TEAM

AECOM is a global professional services firm providing integrated design, planning, engineering, environment and program management services to a broad range of markets. Formed from some of the world's leading consultancies, including EDAW, DMJM, H&N, ERA and many more, they are configured to address the complex challenges facing their clients as they embark on projects involving land, community or infrastructure, with a purpose to enhance and sustain the world's built, natural and social environments.

AECOM's landscape designers and architects are an integral component of the Design and Planning practice, which creates, restores and stewards urban and natural environments. Whether detailed designs, physical plans or broad policy frameworks, AECOM offers implementable solutions that promote sustainable use of resources and enhance quality of life and that are original, evocative, and positive in their contribution to both aesthetic and sustainable ends. AECOM's commitment to project excellence and distinctive, meaningful responses to complex, land-based challenges have been recognized by over 600 industry awards.

The AECOM team includes a number of sub-consultants required to perform the scope of work. The sub consultants consist of Architectural Resource Group, AGS Engineers (LBE), Ajmani & Pamidi Engineers (LBE) and Martin Lee Corporation Cost Estimators (LBE).

FUNDING AND PROPOSED FEES:

The proposed contract will be funded by the General Obligation Bond as approved by San Francisco voters in February of 2008, as described earlier. As negotiated by staff, proposed fees for the contract are as follows:

\$ 471,230 Phase 1: Park Master Plan Phasing Strategy & Cost Estimates
 \$ 238,620 Phase 2: Schematic Design of Initial Phase of project
 \$ 709,850 Total contract award for the above services

 \$ 70,985 Contingency @ 10%
\$ 780,835 Total Not-to-Exceed Amount of Contract Award Plus Contingency

Local Business Enterprise (LBE) Participation

As established by the HRC, the LBE participation goal for this project is 19%, and the final negotiated scope with the AECOM team has an approximately 35% LBE participation. HRC reviewed the original proposal and approved AECOM's original scope, which had a 25% LBE participation (see Exhibit 3 - attached San Francisco Human Rights Commission (HRC) memo). AECOM listed the following LBE participation in their proposal:

LBE Sub-consultants	Service	Participation
AGS Engineers	Structural/Geotech & Civil	29%
Ajmani & Pamidi	Mechanical and Electrical	1%
Martin Lee, Inc.	Cost Estimating	5%
TOTAL LBE Participation		35%

RECOMMENDATION:

Port staff request Port Commission authorization to award the subject contract to AECOM in the amount of \$709,850, and seek additional authorization for a ten percent contingency in the amount of \$70,985, in the event of necessary change orders as described herein for a total contract authorization of \$780,835.

Prepared by: David Beaupre, Project Planning Manager
 Steven Reel, Project Engineer/Manager

Prepared for: Byron Rhett, Deputy Director
 Planning and Development
 Ed Byrne, Chief Harbor Engineer
 Elaine Forbes, Deputy Director
 Finance & Administration

**PORT COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. 11-44

- WHEREAS, the proposed Pier 70 Crane Cove Park Project ("Project") is an approximately seven acre site located generally east of Illinois Street between 19th and Mariposa Streets along the Bay shoreline; and
- WHEREAS, the Project scope includes the development of a Park Master Plan, phasing plan, cost estimates and schematic design for an initial phase of improvements; and
- WHEREAS, to implement the Project, Port staff requires planning and design consulting services to analyze, investigate, design, support permitting and approvals, and perform other work as required to complete the Project; and
- WHEREAS, Port staff obtained approval from the Civil Service Commission on December 6, 2010, to contract with a private planning and design firm for the consulting services; and
- WHEREAS, through Resolution No. 10-79, the Port Commission approved staff's prior issuance and advertising of the Request for Proposals ("RFP") for planning and design services for Crane Cove Park; and
- WHEREAS, in response to Port staff's issuance of the RFP, staff received four proposals that met the minimum qualifications specified in the RFP; and
- WHEREAS, a five member evaluation committee reviewed the proposals, interviewed respondent teams and scored and ranked the candidate teams; and
- WHEREAS among the respondent candidate teams, AECOM Technical Services Inc. (AECOM) scored as the top-ranked firm responsive to the RFP criteria; and
- WHEREAS, the Port Commission has allocated funding out of the 2008 General Obligation Bonds to pay for the proposed engineering and design services for phases 1 and 2 of the Project design, offered by AECOM in the total amount of \$709,850 and staff propose an additional contract contingency amount of 10%, or \$70,985, to be funded from the same budget for unanticipated contingencies; and
- WHEREAS, in its proposal, AECOM has made a commitment to exceed the Human Rights Commission Local Business Enterprise sub-consultant participation goal of 19%; and

WHEREAS, Port staff recommend award of the contract for planning and design services for phases 1 and 2 of the Pier 70 Crane Cove Park Project to AECOM on the terms described herein; now, therefore be it

RESOLVED, that the Port Commission hereby authorizes award of the contract to AECOM for planning and design services for the Pier 70 Crane Cove Park Project, in the amount not to exceed \$780,835, which includes a contract contingency of \$70,985 (10% of \$709,850); and be it further

RESOLVED, that the Port Commission authorizes Port staff to execute necessary contract documents, in such form as approved by the City Attorney's office, for such purpose.

I hereby certify that the foregoing resolution was adopted by the Port Commission at its meeting of June 14, 2011.

Secretary

Exhibit 1, Crane Cove Park Site Setting

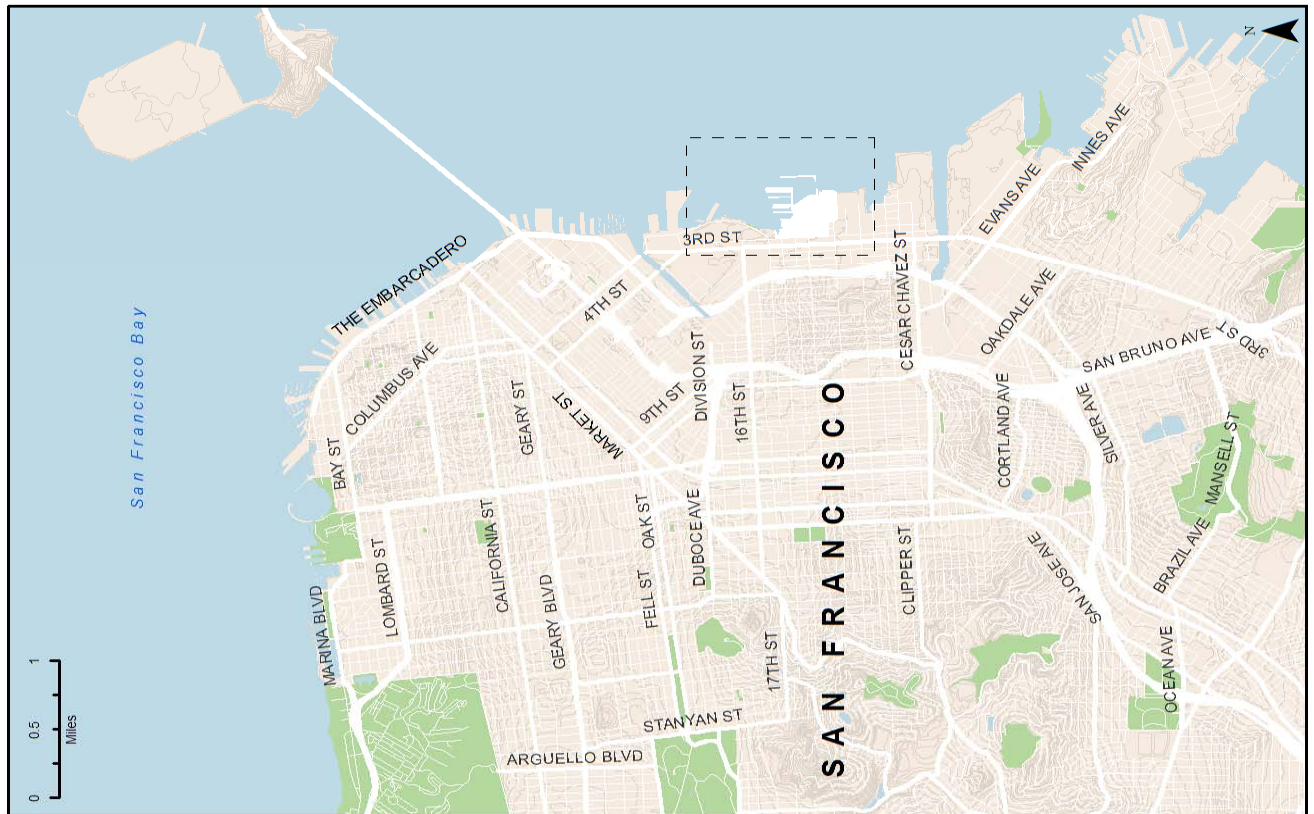
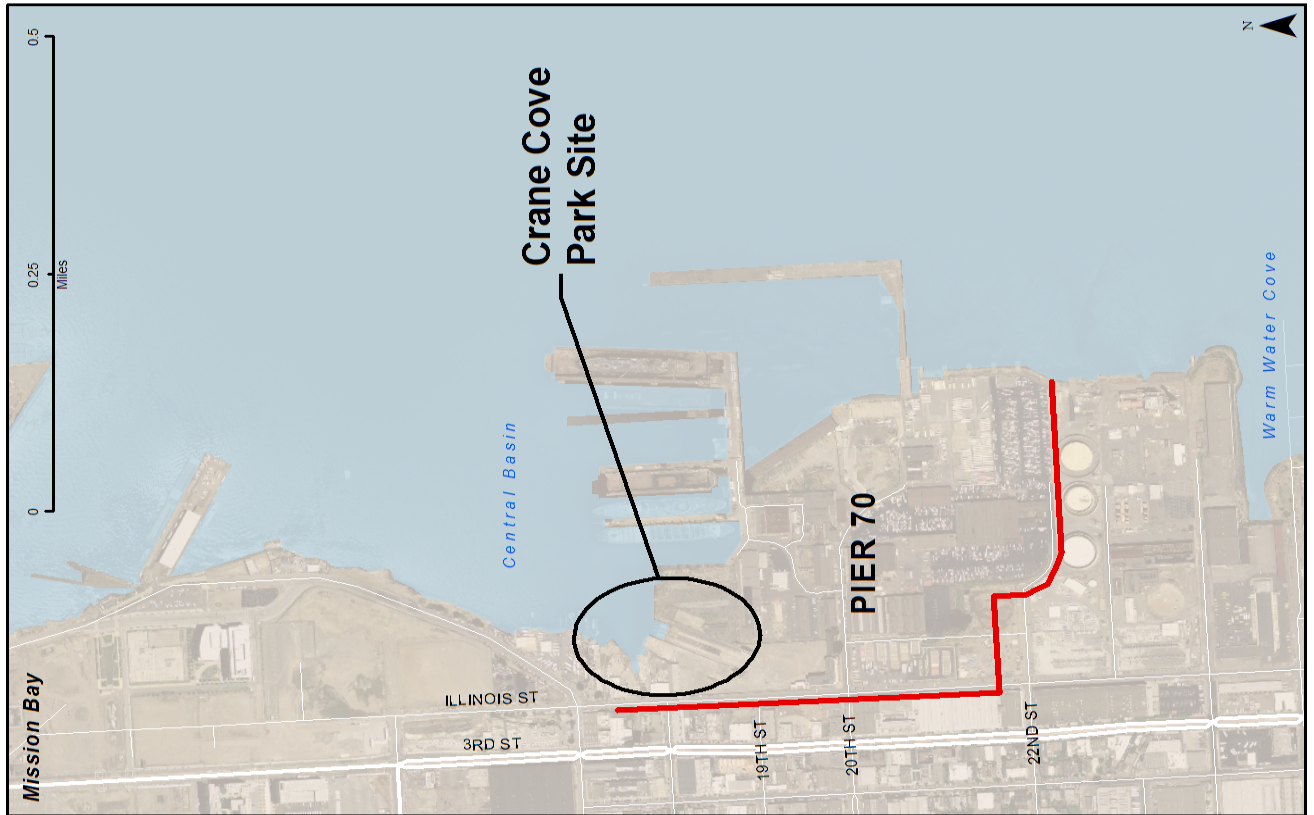


Exhibit 2 -Final Ranking Summary.

FIRM	WRITTEN PROPOSALS				ORAL INTERVIEWS				FINAL SCORE	
	SCORE	RATING BONUS	ADJ SCORE	RANK	SCORE	RATING BONUS	ADJ. SCORE	RANK	SCORE	RANK
AECOM	46.3		46.3	1	38.3		38.3	1	84.6	1
HARGREAVES	46.2		46.2	2	36.5		36.5	2	82.7	2
W+OCB	42.9	7.5%	46.1	3	32.6	7.5%	35.0	4	81.1	3
WALKER MACY	38.8		38.8	4	33.4		33.4	3	72.2	4



Edwin M. Lee
Mayor

Contract Compliance
Dispute Resolution/Fair Housing
Small and Micro Business Enterprise
Lesbian Gay Bisexual Transgender & HIV Discrimination

Theresa Sparks
Executive Director

MEMORANDUM

Date: May 16, 2011

To: Norma Nelson
Contracts Manager
Port of San Francisco

Fr: Romulus Asenloo
Contract Compliance Officer II
Human Rights Commission

Re: RFP – Pier 70 Crane Cove Park

The San Francisco Human Rights Commission ("HRC") has reviewed the four consultant proposals and supporting documentation that were previously determined to have met the minimum qualifications established in the RFP for the above referenced project and concluded that all of the proposers have satisfied the City's pre-award 14B requirements.

Ratings Bonus

The following is a summary of the ratings bonus information:

- W+OCB Architects (JV – 7.5% Rating Bonus)

Score Sheets and Score Tabulations

HRC has reviewed the score sheets submitted by the panelists and the final score tabulations. Based on this information, the proposals are ranked as follows:

FIRM	RANK
AECOM	1
Hargreaves Associates	2
W+OCB JV	*
Walker Macy	*



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AECOM achieved the highest score. AECOM met/exceeded the project's 19% LBE subcontracting goal by listing the following LBE firms:

Name	MBE/WBE/OBE	% or \$ Amount
AECOM		70.89%
AGS	MBE	18.44%
Ajmani & Pamidi	MBE	2.52%
M Lee Corporation	WBE	4.87%
Architectural Resources Group		2.46%
Mark Cavagnero		0.92%
Total LBE		25.83%

The Request for Proposals (RFP) indicates that a contract will be awarded to the highest ranked proposer and the City has confirmed that it will select that proposer. Based on the foregoing, HRC has determined that AECOM has complied with the pre-award HRC 14B requirements and is eligible for award of this contract.

Thanks again for your help and should you have any additional questions and/or concerns please feel free to contact me at (415) 252-2539.