



**Meeting Date:** December 9, 2024

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Julia Laue, City Architect

**From:** Olivia Lee, Contract Manager

**Subject:** As-Needed Project Controls & Construction Management Services No. 3 -  
6 Contract Award(s)

---

**Director's Recommendation:** Award Professional Services Contract, As-Needed Project Controls & Construction Management Services No. 3 in the amount of \$4,400,000 each for 1,825 calendar days to the following 6 contractors (each a "Consultant"): Environmental & Construction Solutions - Saylor Consulting Group JV (ECS - SCG JV), Hollins Consulting, Inc., Avila and Associates Consulting Engineers, Inc. (Avila), A G S, Inc. (AGS), Townsend Management, Inc. – C M Pros, Inc. (TMI - CMP JV), and Consor PMCM, Inc. – Salimi Management, LLC JV (Consor - Salimi JV) for project controls and construction management services.

**Contract Background:** The work to be done under each contract consists of project controls and construction management services. Services to be performed include but are not limited to, project scheduling, cost estimating, constructability review, construction inspection, training, public and community relations, public affairs, dispute resolution, report investigations, technical advice, and other related services. Consultants may provide requested services for an entire project, a portion of a project, or any project phase. Consultants have provided these types of services for the City in the past.

**Solicitation Process:** On July 8, 2024, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Project Controls & Construction Management Services No. 3. Public Works sought to award 6 contracts with an anticipated not-to-exceed contract amount of \$4,400,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established a 25% Local Business Enterprise (LBE) subcontracting requirement for this contract.

On August 21, 2024, Public Works received twelve proposals. City staff reviewed all proposals and determined that eleven proposals were responsive and responsible. These proposals were then evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter. Oral interviews were optional and were not conducted.

The top 6 RFQ proposers for this contract were: Environmental & Construction Solutions - Saylor Consulting Group JV, Hollins Consulting, Inc., Avila and Associates Consulting Engineers, Inc., A G S, Inc., Townsend Management, Inc. – C M Pros, Inc., and Consor PMCM, Inc. – Salimi Management, LLC JV.

**Contract Details:**

|   |   |
|---|---|
| <b>Contract Title:</b>  | As-Needed Project Controls & Construction Management Services No. 3   |
| <b>Personal Services Contract No.:</b>                                  | Civil Service Commission approved on April 01, 2024 (PSC No. 45988-23/24).  |
| <b>Contract Award Amount:</b>   | Up to \$4,400,000 for each contract   |
| <b>Contract Funding Sources (if applicable):</b>                        | Client funding, depending on the project.   |
| <b>Anticipated Project Schedule:</b>                                    | Notice To Proceed is expected to be issued shortly after the contract is certified by the Public Works Contract Administration staff. The contract will end 1,825 calendar days after it commences.   |
| <b>Contract Duration:</b>   | 1,825 calendar days for each contract   |
| <b>Contractors' Names:</b>  | <ul style="list-style-type: none"> <li>• Environmental &amp; Construction Solutions - Saylor Consulting Group JV</li> <li>• Hollins Consulting, Inc.</li> <li>• Avila and Associates Consulting Engineers, Inc.</li> <li>• A G S, Inc.</li> <li>• Townsend Management, Inc. – C M Pros, Inc.</li> <li>• Consor PMCM, Inc. – Salimi Management, LLC JV</li> </ul>  |
| <b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b> | <p>The Contract Monitoring Division (CMD) established a 25% Local Business Enterprise (LBE) subcontracting requirement for this contract.</p> <p>Environmental &amp; Construction Solutions - Saylor Consulting Group JV submitted LBE subconsultant participation of 25% with its proposal.</p> <p>Hollins Consulting, Inc. submitted LBE subconsultant participation of 35% with its proposal.</p> <p>Avila and Associates Consulting Engineers, Inc. submitted LBE subconsultant participation of 25% with its proposal.</p> |

|                                |   |
|--------------------------------|---|
|                                | <p>A G S, Inc. submitted LBE subconsultant participation of 25% with its proposal.</p> <p>Townsend Management, Inc. – C M Pros, Inc. submitted LBE subconsultant participation of 25% with its proposal.</p> <p>Conzor PMCM, Inc. – Salimi Management, LLC JV submitted LBE subconsultant participation of 25% with its proposal.</p> |
| <b>Other Compliance:</b>       | N/A   |
| <b>Additional Information:</b> | N/A   |
| <b>Attachments:</b>            | <p>Attachment 1: Tabulation of Scores and Ranking</p> <p>Attachment 2: CMD Determination Memo</p> <p>Attachment 3: Resolutions</p>  |

**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On July 8, 2024, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed Project Controls & Construction Management Services No. 3 to establish a pool of qualified consultants; and

WHEREAS, The RFQ specified a not-to-exceed contract amount of up to \$4,400,000 and a duration of 1,825 calendar days for these services; and

WHEREAS, Public Works intended to award contracts to six (6) pre-qualified prime consultants or joint ventures through the RFQ; and

WHEREAS, The Contract Monitoring Division established a 25% Local Business Enterprise (LBE) subcontracting requirement for this contract; and

WHEREAS, On August 21, 2024, Public Works received twelve proposals in response to the RFQ, of which eleven were deemed responsive and responsible, after being evaluated and scored by a panel of individuals knowledgeable in the subject matter of the RFQ, and optional oral interviews were not conducted; and

WHEREAS, Proposer Townsend Management, Inc. – C M Pros, Inc. (TMI-CMP, JV) ranked fifth after the evaluation; now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Professional Services Contract, As-Needed Project Controls & Construction Management Services No. 3, in an amount not to exceed \$4,400,000, with a contract duration of 1,825 calendar days to Townsend Management, Inc. – C M Pros, Inc. (TMI-CMP JV).

*I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of \_\_\_\_\_.*

\_\_\_\_\_  
Commission Affairs Manager  
Public Works Commission



**City and County of San Francisco  
San Francisco Public Works  
Project Controls and Services**

**PROFESSIONAL SERVICES RFQ**  
**TABULATION OF SCORES**

**Title:** As-Needed Project Controls & Construction Management Services No. 3

**Sourcing Event ID No:** \_\_\_\_\_0000009529

**Date Proposals Received:** \_\_\_\_\_August 21, 2024

| <b>Firm Name</b>                                   | <b>LBE Bonus %</b> | <b>Final Score</b> | <b>Final Rank</b> |
|--|--------------------|--------------------|-------------------|
| <b>ECS - SCG JV</b>                                | <b>7.5%</b>        | <b>1,780.74</b>    | <b>1</b>          |
| <b>Hollins Consulting Inc</b>                      | <b>10.0%</b>       | <b>1,772.38</b>    | <b>2</b>          |
| <b>Avila</b>                                       | <b>10.0%</b>       | <b>1,761.10</b>    | <b>3</b>          |
| <b>A G S INC</b>                                   | <b>10.0%</b>       | <b>1,738.00</b>    | <b>4</b>          |
| <b>TMI - CM Pros JV</b>                            | <b>7.5%</b>        | <b>1,736.13</b>    | <b>5</b>          |
| <b>Conсор - Salimi JV</b>                          | <b>7.5%</b>        | <b>1,726.45</b>    | <b>6</b>          |
| <b>Design &amp; Construction Management (DCMS)</b> | <b>10.0%</b>       | <b>1,722.05</b>    | <b>7</b>          |
| <b>Dabri Inc</b>                                   | <b>10.0%</b>       | <b>1,703.08</b>    | <b>8</b>          |
| <b>Montez Group Incorporated</b>                   | <b>10.0%</b>       | <b>1,658.25</b>    | <b>9</b>          |
| <b>A A E S INC</b>                                 | <b>10.0%</b>       | <b>1,525.43</b>    | <b>10</b>         |
| <b>3D Built</b>                                    | <b>0.0%</b>        | <b>1,497.50</b>    | <b>11</b>         |



## MEMORANDUM

Date: October 22, 2024

To: Olivia Lee, Project Manager, Public Works  
Belle Macaranas, Contract Administration, Public Works

From: Antonio Tom, Contract Compliance Officer, CMD

Subject: 0000009529 - As-Needed Project Controls & Construction Management Services  
No. 3

The Contract Monitoring Division (“CMD”) has reviewed the consultant proposals and supporting documentation, and applied the appropriate rating bonuses submitted for the above referenced contracts. Based on this review, CMD has determined that the proposals were materially compliant with the pre-award Chapter 14B requirements.

### **Rating Bonus, Score Sheets, and Score Tabulations**

CMD has reviewed the score sheets submitted by the panelists and the final score tabulations from Public Works. Based on this information and after the application of the LBE rating bonus, the proposers are ranked as follows:

| RANK | FIRM                                      | LBE Status      | Rating Bonus                     |
|------|---|-----------------|----------------------------------|
| 1    | ECS - Saylor JV                           | Non-LBE         | Eligible for a 7.5% rating bonus |
| 2    | HOLLINS CONSULTING INC                    | LBE-MBE (Small) | Eligible for a 10% rating bonus  |
| 3    | AVILA & ASSOC CONSULTING ENGINEERS INC    | LBE-WBE (Small) | Eligible for a 10% rating bonus  |
| 4    | A G S INC                                 | LBE-MBE (Micro) | Eligible for a 10% rating bonus  |
| 5    | TMI - CM Pros JV                          | Non-LBE         | Eligible for a 7.5% rating bonus |
| 6    | Conсор - Salimi JV                        | Non-LBE         | Eligible for a 7.5% rating bonus |
| 7    | DESIGN & CONSTRUCTION MANAGEMENT SVCS     | LBE-OBE (Micro) | Eligible for a 10% rating bonus  |
| 8    | Dabri Inc                                 | LBE-WBE (Small) | Eligible for a 10% rating bonus  |
| 9    | Montez Group Incorporated                 | LBE-MBE (Micro) | Eligible for a 10% rating bonus  |
| 10   | A A E S INC                               | LBE-MBE (Micro) | Eligible for a 10% rating bonus  |
| 11   | 3D Built                                  | Non-LBE         | Not applicable                   |
| ---  | Mark G Anderson Consultants, Inc. (MGAC)* | Non-LBE         | ---                              |

\* Mark G Anderson Consultants, Inc. (MGAC) was deemed non-responsive by CMD because it did not meet the 14B Good Faith Effort Requirements.

**LBE Subconsultant Participation Requirement**

ECS - Saylor JV achieved the highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                          | Service          | LBE Status      | Listed Percent | LBE Credited Percent |
|-------------------------------|------------------|-----------------|----------------|----------------------|
| SAYLOR CONSULTING GROUP       | CM, Estimating   | LBE-WBE (Small) | 30.0%          | 0.0%                 |
| JOE HILL CONSULTING ENGINEERS | CM, Inspection   | LBE-OBE (Micro) | 15.0%          | 15.0%                |
| C M PROS                      | CM, Inspection   | LBE-MBE (Small) | 9.0%           | 9.0%                 |
| JBR PARTNERS INC              | Partnering       | LBE-MBE (Micro) | 1.0%           | 1.0%                 |
| Margena LLC                   | Public Relations | Non-LBE         | 1.0%           | 0.0%                 |
| <b>TOTAL:</b>                 |                  |                 | 56.0%          | 25.0%                |

HOLLINS CONSULTING INC achieved the second highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                  | Service   | LBE Status      | Listed Percent | LBE Credited Percent |
|-----------------------|---|-----------------|----------------|----------------------|
| M LEE CORPORATION     | Cost Estimating   | LBE-WBE (Small) | 15.0%          | 15.0%                |
| SSC Inc               | Project Mgmt, Construction mgmt, Inspection Services, Implementation of Sustainability Requirements | LBE-OBE (Micro) | 10.0%          | 10.0%                |
| InnoActive Group, LLC | Project Controls Training of City Employees   | LBE-OBE (Micro) | 5.0%           | 5.0%                 |
| IRML                  | Partnering, Public & Community Relations  | LBE-WBE (Micro) | 5.0%           | 5.0%                 |
| <b>TOTAL:</b>         |   |                 | 35.0%          | 35.0%                |

AVILA & ASSOC CONSULTING ENGINEERS INC achieved the third highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                          | Service  | LBE Status      | Listed Percent | LBE Credited Percent |
|-------------------------------|--|-----------------|----------------|----------------------|
| JOE HILL CONSULTING ENGINEERS | Construction Management for Utilities and Underground Infrastructure | LBE-OBE (Micro) | 8.0%           | 8.0%                 |
| M LEE CORPORATION             | Cost Estimating  | LBE-MBE (Small) | 9.0%           | 9.0%                 |
| CONSTRUCTION                  | Construction Management- Cost  | LBE-MBE         | 7.0%           | 7.0%                 |

|                               |   |                 |       |       |
|-------------------------------|---|-----------------|-------|-------|
| MANAGEMENT WEST INC           | Estimating, Project Scheduling – Buildings and Above Grade Infrastructure | (Micro)         |       |       |
| S C A ENVIRONMENTAL INC       | Construction Management – Environmental Advisory-Hazardous Materials      | LBE-WBE (Micro) | 1.0%  | 1.0%  |
| Jacobs Project Management Co. | Project Management, Construction Management, Scheduling , Cost Estimating | Non-LBE         | 5.0%  | 0.0%  |
| ENGEO Incorporated            | Material testing and Special Inspections                                  | Non-LBE         | 5.0%  | 0.0%  |
| Towill, Inc.                  | Surveying   | Non-LBE         | 2.0%  | 0.0%  |
| Inspection Services, Inc.     | Special Inspection  | Non-LBE         | 2.0%  | 0.0%  |
| <b>TOTAL:</b>                 |   |                 | 39.0% | 25.0% |

A G S INC achieved the fourth highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                      | Service  | LBE Status      | Listed Percent | LBE Credited Percent |
|---------------------------|--|-----------------|----------------|----------------------|
| M LEE CORPORATION         | Cost Estimating, Value Engineering                         | LBE-MBE (Small) | 5.0%           | 5.0%                 |
| SAYLOR CONSULTING GROUP   | Scheduling, Delay Analysis                                 | LBE-WBE (Small) | 3.0%           | 3.0%                 |
| MONTEZ GROUP INCORPORATED | Inspection/Special Inspection, Testing & Specialty Testing | LBE-MBE (Micro) | 11.0%          | 11.0%                |
| M H C ENGINEERS INC       | Mechanical Engineering                                     | LBE-MBE (Micro) | 3.0%           | 3.0%                 |
| EDESIGNC INCORPORATION    | Electrical Engineering, Low Voltage                        | LBE-WBE (Micro) | 3.0%           | 3.0%                 |
| Degenkolb Engineers       | Structural Engineering                                     | Non-LBE         | 3.0%           | 0.0%                 |
| <b>TOTAL:</b>             |  |                 | 28.0%          | 25.0%                |

TMI - CM Pros JV achieved the fifth highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                             | Service  | LBE Status      | Listed Percent | LBE Credited Percent |
|----------------------------------|--|-----------------|----------------|----------------------|
| C M PROS                         | Construction Management (CM), Inspection, Estimating                     | LBE-OBE (Small) | 34.3%          | 0.0%                 |
| CONSTRUCTION MANAGEMENT WEST INC | CM, Inspection, Scheduling, Estimating                                   | LBE-MBE (Micro) | 5.0%           | 5.0%                 |
| JBR PARTNERS INC                 | Partnering, Public Affairs & Comminty Relations, Training                | LBE-MBE (Micro) | 1.0%           | 1.0%                 |
| JOE HILL CONSULTING              | Project Management, CM, Inspection, QA/QC, Environmental Health & Safety | LBE-OBE (Micro) | 5.0%           | 5.0%                 |



|  |  |                 |              |              |
|--|--|-----------------|--------------|--------------|
| ENGINEERS                              |  |                 |              |              |
| JOHN IMHOFF ARCHITECTS                 | Lead Constructability Reviewer   | LBE-OBE (Micro) | 1.0%         | 1.0%         |
| MONTEZ GROUP INCORPORATED              | IOR, QA/QC, and Construction Inspection, Materials & Specialty Testing | LBE-MBE (Micro) | 4.0%         | 4.0%         |
| PRO-TEC SAFETY CONSULTANTS INC.        | CM Safety Support  | LBE-MBE (Micro) | 3.0%         | 3.0%         |
| THE THIER GROUP                        | CM. QA/QC and Construction Inspection, Public Outreach                 | LBE-WBE (Micro) | 4.0%         | 4.0%         |
| 380 Management Inc.                    | Project Management   | LBE-MBE (Micro) | 2.0%         | 2.0%         |
| Code Compliant Group                   | HCAI, IOR, Construction Inspection                                     | Non-LBE         | 2.0%         | 0.0%         |
| MCK Americas                           | CM, Scheduling, Estimating   | Non-LBE         | 2.0%         | 0.0%         |
| O'Connor Construction Management, Inc. | Scheduling, Estimating   | Non-LBE         | 1.0%         | 0.0%         |
| <b>TOTAL:</b>                          |  |                 | <b>64.3%</b> | <b>25.0%</b> |

Conсор - Salimi JV achieved the sixth highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

| Firm                                   | Service                                | LBE Status      | Listed Percent | LBE Credited Percent |
|--|--|-----------------|----------------|----------------------|
| SALIMI CONSTRUCTION MANAGEMENT         | Full CM Services                       | LBE-MBE (Micro) | 29.6%          | 0.0%                 |
| CONSTRUCTION MANAGEMENT WEST INC       | Scheduling, Construction Management    | LBE-MBE (Micro) | 5.0%           | 5.0%                 |
| DAVIS & ASSOCIATES COMMUNICATIONS INC  | Community Outreach                     | LBE-MBE (Small) | 1.0%           | 1.0%                 |
| EFFECTIVE MANAGEMENT SERVICES LLC      | Scheduling, Construction Management    | LBE-MBE (Micro) | 5.0%           | 5.0%                 |
| Elm Street Construction Management LLC | Construction Management                | LBE-OBE (Micro) | 2.0%           | 2.0%                 |
| LEE INCORPORATED                       | Construction Management                | LBE-WBE (Micro) | 5.0%           | 5.0%                 |
| RES ENGINEERS INC                      | Special Inspections / Material Testing | LBE-MBE (Small) | 2.0%           | 2.0%                 |
| SAYLOR CONSULTING GROUP                | Estimating, Constructability           | LBE-WBE (Small) | 5.0%           | 5.0%                 |
| OrgMetrics                             | Partnering Facilitation                | Non-LBE         | 1.0%           | 0.0%                 |
| <b>TOTAL:</b>                          |  |                 | <b>55.6%</b>   | <b>25.0%</b>         |

Public Works indicates that a contract will be awarded to the six (6) highest ranked proposers. Based on the foregoing, CMD has determined that ECS - Saylor JV, HOLLINS CONSULTING INC, AVILA & ASSOC CONSULTING ENGINEERS INC, A G S INC, TMI - CM Pros JV, and Consor - Salimi JV. have complied with the pre-award Chapter 14B requirements.

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.

Should you have any additional questions and/or concerns, please feel free to contact me at [antonio.tom@sfgov.org](mailto:antonio.tom@sfgov.org).