



**Meeting Date:** June 10, 2024

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Ron Alameida, Deputy Director & City Architect

**From:** Olivia Lee, Contract Manager

**Subject:** As-Needed Architectural Design Services No. 4.  
- Four Contract Awards

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**Director's Recommendation:** Award Professional Services Contract, As-Needed Architectural Design Services No. 4 in the amount of \$3,000,000 each for 1,825 calendar days to the following four contractors: Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV), TEF Design – Min Design JV (TEF-Min JV), Paulett Taggart Architects, and LDA-KMD JV for architectural design services.

**Contract Background:** The work to be done under this contract consists of architectural design services. The Consultant performs professional architectural and engineering planning and design services for public building projects, including but not limited to master plans, environmental reviews, programming and planning studies, assessments of existing facilities, green building evaluations, utility studies, design drawings, specifications, cost estimates, project schedules, adaptive re-use of existing facilities, modifications to life safety systems and other infrastructure, and new facilities. Projects may include office building interiors, pump stations, recreation centers, clubhouses and pools, fire stations, police stations, branch libraries, transportation facilities, acute care hospital interiors, clinics, cultural centers, homeless shelters, correctional facilities, and other City-owned facilities. Consultant may be required to provide the requested services for an entire project or for a portion of a project or for any project phase. Consultants have provided this type of services for the City in the past.

**Solicitation Process:** On November 8, 2023, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Architectural Design Services No. 4. Public Works sought to award 4 contracts with an anticipated not-to-exceed contract amount of \$3,000,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established 25% Local Business Enterprise (LBE) subcontracting requirement for this contract.

On January 24, 2024, Public Works received 13 proposals. City staff reviewed all 13 proposals and determined that 12 proposals were responsive and responsible.

The responsive and responsible proposals were then evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter.

Optional oral interviews were not conducted.

Proposers Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV), TEF Design – Min Design JV (TEF-Min JV), Paulett Taggart Architects, Inc., and Proposer LDA-KMD JV ranked in the top four in the RFQ As-Needed Architectural Design Services No. 4.

**Contract Details:**

<b>Contract Title:</b>	As-Needed Architectural Design Services No. 4
<b>Personal Services Contract No.:</b>	Civil Service Commission approved on December 18, 2023 (PSC No. 49897-23/24).
<b>Contract Award Amount:</b>	Up to \$3,000,000 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. Contract will end 1,825 calendar days after it commences.
<b>Contract Duration:</b>	1,825 calendar days for each contract
<b>Contractor Name(s):</b>	Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV) TEF Design – Min Design (TEF-Min JV) Paulett Taggart Architects, Inc. LDA-KMD JV
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	The Contract Monitoring Division (CMD) established 25% Local Business Enterprise (LBE) subcontracting requirement for this contract.  Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV) submitted LBE subconsultant participation of 28.500% with its proposal.  TEF Design – Min Design (TEF-Min JV) submitted LBE subconsultant participation of 32.625% with its proposal.  Paulett Taggart Architects, Inc. submitted LBE subconsultant participation of 33.000% with its proposal.  LDA-KMD JV submitted LBE subconsultant participation of 37.000% with its proposal.

As-Needed Architectural Design Services No. 4. – Four Contract Awards  
Public Works Commission Meeting: June 10, 2024

<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Tabulation of Scores and Ranking Attachment 2: CMD Determination Memo Attachment 3: Resolutions

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

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

WHEREAS, On November 8, 2023, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed Architectural Design Services No. 4 to establish a pool of qualified consultants; and

WHEREAS, The not-to-exceed contract amount is anticipated to be up to \$3,000,000; and the agreement will have a duration of 1,825 calendar days for these services, and

WHEREAS, Public Works intended to award contracts to a total of four pre-qualified prime consultants or joint ventures through the RFQ As-Needed Architectural Design Services No. 4; and

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

WHEREAS, Public Works received thirteen proposals in response to the RFQ As-Needed Architectural Design Services No. 4 on January 24, 2024; and

WHEREAS, the City found a total of twelve proposals responsive and responsible; and

WHEREAS, All twelve responsive and responsible proposals were evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter of the RFQ; and

WHEREAS, Optional oral interviews were not conducted; and

WHEREAS, Proposer TEF Design – Min Design JV (TEF-Min JV) ranked second in the RFQ As-Needed Architectural Design Services No. 4; and now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Professional Services Contract, As-Needed Architectural Design Services No. 4, in the amount of \$3,000,000, with a contract duration of 1,825 calendar days to TEF Design – Min Design JV (TEF-Min 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 Architectural Design Services No. 4

Sourcing Event ID No.: 0000008860

Date Proposals Received: January 24, 2024

Firm Name	LBE Bonus %	Final Score	Final Rank
Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV)	7.5%	1,150.52	1
TEF Design - Min Design JV (TEF - Min JV)	7.5%	1,142.73	2
Paulett Taggart Architects	10%	1,136.30	3
LDA-KMD JV	7.5%	1,101.88	4
William Duff Architects - Jackson Liles Architects JV (WDA - JLA JV)	7.5%	1,093.01	5
JENSEN – Jayson JV	7.5%	1,086.29	6
Mark Cavagnero Associates - Laura Blake Architect - YA Studio JV	7.5%	1,077.42	7
AE3 Partners, Inc.	10.0%	1,073.60	8
Leddy Maytum Stacy - Mar Jang JV	5.0%	1,034.78	9



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



<b>M Arthur Gensler JR and Associates</b>	<b>0.0%</b>	<b>1,022.25</b>	<b>10</b>
<b>Perkins Eastman Architects, DPC</b>	<b>0.0%</b>	<b>972.75</b>	<b>11</b>
<b>HB Associates and Architects, Inc.</b>	<b>10.0%</b>	<b>806.30</b>	<b>12</b>



## MEMORANDUM

Date: April 10, 2024

To: Project Controls & Services Team, Public Works  
Contract Administration, Public Works

From: Antonio Tom, Contract Compliance Officer, CMD

Subject: 0000008860 - As-Needed Architectural Design Services No. 4

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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	Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV)	Non-LBE	Eligible for a 7.5% rating bonus
2	TEF Design - Min Design JV (TEF - Min JV)	Non-LBE	Eligible for a 7.5% rating bonus
3	Paulett Taggart Architects	LBE-WBE (Small)	Eligible for a 10% rating bonus
4	LDA-KMD JV	Non-LBE	Eligible for a 7.5% rating bonus
5	William Duff Architects - Jackson Liles Architects JV (WDA - JLA JV)	Non-LBE	Eligible for a 7.5% rating bonus
6	JENSEN – Jayson JV	Non-LBE	Eligible for a 7.5% rating bonus
7	Mark Cavagnero Associates - Laura Blake Architect - YA Studio JV	Non-LBE	Eligible for a 7.5% rating bonus
8	AE3 Partners, Inc.	LBE-MBE (Small)	Eligible for a 10% rating bonus
9	Leddy Maytum Stacy - Mar Jang JV	Non-LBE	Eligible for a 5% rating bonus

10	M Arthur Gensler JR and Associates	Non-LBE	Not applicable
11	Perkins Eastman Architects, DPC	Non-LBE	Not applicable
12	HB Associates and Architects, Inc.	LBE-WBE (Micro)	Eligible for a 10% rating bonus

Public Works also received an incomplete proposal from CCS Architecture Inc that was deemed non-responsive.

### **LBE Subconsultant Participation Requirement**

Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV) achieved the highest score and met the 25% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

<b>Firm</b>	<b>Service</b>	<b>LBE Status</b>	<b>Listed Percent</b>	<b>LBE Credited Percent</b>
Pannu Larsen McCartney	Structural Engineering #1	LBE-MBE (Micro)	5.00%	5.00%
Sato & Joson Engineers, Inc., dba SJ Engineers	Mechanical / Plumbing Engineers #1/ Fire Protection	LBE-MBE (Micro)	8.50%	8.50%
HRA Consulting Engineers	Electrical Engineering #1	LBE-MBE (Micro)	4.00%	4.00%
AR Green Consulting	Resource Efficiency / LEED	LBE-WBE (Micro)	3.00%	3.00%
TS Studio	Landscape Architecture #1	LBE-WBE (Micro)	2.00%	2.00%
Clearstory Inc.	Signage & Wayfinding	LBE-WBE (Micro)	2.00%	2.00%
Niteo	Lighting Design	LBE-WBE (Micro)	2.00%	2.00%
Emily Borland Specifications, Inc.	Specification Writing #1	LBE-WBE (Micro)	2.00%	2.00%
Cumming Management Group, Inc.	Cost Estimating, Project Scheduling, Project Management, Constructability Review	Non-LBE	6.00%	0.00%
Jensen Hughes, Inc.	CASP Certification / Code Compliance / Code Review #1	Non-LBE	2.00%	0.00%
NBA Engineering Inc.	Building Commissioning	Non-LBE	1.00%	0.00%
Page Turnbull	Historic Preservation	Non-LBE	0.50%	0.00%
Wiss, Janney, Elstner Associates, Inc.	Roofing / Waterproofing / Exterior Envelope #1	Non-LBE	2.00%	0.00%
Syska Hennessey Group	Vertical Transportation	Non-LBE	1.00%	0.00%
Charles M. Salter Associates, Inc.	Acoustical Engineering	Non-LBE	1.00%	0.00%
Guidepost Solutions LLC	Audio, Visual, Telecom, IT, Security	Non-LBE	2.00%	0.00%
<b>TOTAL:</b>			<b>44.00%</b>	<b>28.50%</b>



TEF Design - Min Design JV (TEF - Min JV) 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
Ryan Joyce Structural Design	Structural Engineering	LBE-WBE (Micro)	2.50%	2.50%
FTF Engineering	Structural Engineering, Civil Engineering	LBE-OBE (Small)	3.00%	3.00%
MHC Engineers, Inc.	Mechanical / Plumbing Engineering	LBE-MBE (Small)	6.00%	6.00%
SJ Engineers	Mechanical / Plumbing Engineering, Fire Protection	LBE-MBE (Micro)	4.00%	4.00%
EDesignC	Electrical Engineering	LBE-WBE (Micro)	3.00%	3.00%
FW Associates	Electrical Engineering	LBE-MBE (Small)	2.00%	2.00%
M Lee Corp	Cost Estimating	LBE-MBE (Small)	5.00%	5.00%
A.R. Sanchez-Corea	Code Compliance / Code Review	LBE-OBE (SBA)	0.50%	0.00%
Creo	Landscape Architecture	LBE-OBE (Micro)	1.00%	1.00%
GLS Architecture	Landscape Architecture	LBE-OBE (Micro)	1.00%	1.00%
Construction Management West, Inc.	Project Scheduling (for Construction)	LBE-MBE (Micro)	1.00%	1.00%
Lowercase	Signage & Way Finding	LBE-OBE (Micro)	2.00%	2.00%
VACC Inc dba Vibro-Acoustic Consultants	Acoustical Engineering	LBE-MBE (Micro)	0.38%	0.38%
Niteo	Lighting Design	LBE-WBE (Micro)	0.38%	0.38%
Emily Borland Specifications	Specification Writing	LBE-WBE (Micro)	0.38%	0.38%
TechnoStruct	CAD/BIM/REVIT/Rendering/Modeling	LBE-MBE (Micro)	1.00%	1.00%
Stok	Resource Efficiency, Building Commissioning	Non-LBE	4.00%	0.00%
Cooley Architectural Corp.	CASP Certification	Non-LBE	0.25%	0.00%
REAX	Code Compliance / Code Review	Non-LBE	0.50%	0.00%
Construction Analysis and Planning	Constructability Review	Non-LBE	1.00%	0.00%
Wiss Janney Elstner	Roofing/Waterproofing/Exterior Envelope/Curtain Wall Design	Non-LBE	1.00%	0.00%

McGinnis Chen	Roofing/Waterproofing/Exterior Envelope, Curtain Wall Design	Non-LBE	1.00%	0.00%
Syska Hennessey	Vertical Transportation	Non-LBE	3.00%	0.00%
SFMcD	Audio, Visual, Telecom, IT, Security	Non-LBE	0.25%	0.00%
Mikiko Kikuyama	Photography	Non-LBE	0.13%	0.00%
Stansen Specifications	Specification Writing	Non-LBE	0.38%	0.00%
OCI	Hardware Specifications	Non-LBE	0.25%	0.00%
Webb	Food Services Consulting	Non-LBE	0.13%	0.00%
<b>TOTAL:</b>			<b>45.00%</b>	<b>32.63%</b>

Paulett Taggart Architects 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
FTF Engineering	Structural Engineering	LBE-OBE (Small)	3.00%	3.00%
SOHA Engineers	Structural Engineering	LBE-MBE (Small)	3.00%	3.00%
Engineering 350	Mechanical and Plumbing Engineering	LBE-OBE (Micro)	5.00%	5.00%
EDesignC	Electrical Engineering	LBE-WBE (Micro)	3.00%	3.00%
F.W. Associates	Electrical Engineering	LBE-MBE (Small)	3.00%	3.00%
Microestimating	Cost Estimating, Scheduling, Constructability Review	LBE-MBE (Micro)	3.00%	3.00%
M Lee Corp	Cost Estimating	LBE-MBE (Small)	3.00%	3.00%
Karin Payson Architecture Design	Interior Design, FF&E	LBE-WBE (Micro)	2.00%	2.00%
GLS Landscape / Architecture	Landscape Architecture	LBE-OBE (Micro)	1.00%	1.00%
TS Studio	Landscape Architecture	LBE-WBE (Micro)	1.00%	1.00%
Lowercase Productions	Signage & Wayfinding	LBE-OBE (Micro)	1.00%	1.00%
Telamon	Civil Engineering	LBE-WBE (Small)	1.00%	1.00%
Banks Landl Lighting	Lighting Design	LBE-OBE (Small)	1.00%	1.00%
Emily Borland Specifications	Specifications	LBE-WBE (Micro)	1.00%	1.00%
Modulus Consulting	CAD/BIM/REVIT/ Rendering/Modeling	LBE-OBE (Micro)	1.00%	1.00%
Technostruct	CAD/BIM/REVIT/ Rendering/Modeling	LBE-MBE (Micro)	1.00%	1.00%

Stok	Resource Efficiency, Building Commissioning	Non-LBE	3.00%	0.00%
Cooley Architectural Corporation	CASP Certification	Non-LBE	1.00%	0.00%
Reax	Code Compliance, Code Review	Non-LBE	1.00%	0.00%
Page & Turnbull	Historic Preservation	Non-LBE	1.00%	0.00%
Wiss, Janney, Elstner Associates	Roofing/Waterproofing Exterior Envelope Curtain Wall Design	Non-LBE	1.00%	0.00%
Steelhead	Roofing/Waterproofing Exterior Envelope	Non-LBE	1.00%	0.00%
VDA	Vertical Transportation	Non-LBE	2.00%	0.00%
Charles M. Salter Associates, Inc	Acoustic, Audio/Visual, IT, Security	Non-LBE	1.00%	0.00%
CSDA Design Group	Acoustic Engineering	Non-LBE	1.00%	0.00%
Abraham & Paulin Photography	Architectural Photography	Non-LBE	1.00%	0.00%
Stansen Specifications	Specifications	Non-LBE	1.00%	0.00%
Opening Consultants Inc.	Hardware Specifications	Non-LBE	1.00%	0.00%
Marshall Associates	Food Service	Non-LBE	1.00%	0.00%
Aquatic Design Group	Pool Consultant	Non-LBE	1.00%	0.00%
<b>TOTAL:</b>			50.00%	33.00%

LDA-KMD JV 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
SOHA Structural Engineers	Structural Engineering #1	LBE-MBE (Small)	2.50%	2.50%
Mathew J. Bittleston	Structural Engineering #2	LBE-OBE (Micro)	2.50%	2.50%
MHC Engineers, Inc.	Mech/Plumbing #1	LBE-MBE (Micro)	5.00%	5.00%
SJ Engineers	Mech/Plumbing #2, Fire	LBE-MBE (Micro)	5.00%	5.00%
HRA Consulting Engineers	Electrical #1, Lighting Design	LBE-MBE (Micro)	2.50%	2.50%
Bay Area Consultants Engineers (BAC)	Electrical #2, Audio/Visual/Telecom/IT/Security	LBE-WBE (Micro)	2.50%	2.50%
AR Green	Resource Efficiency	LBE-WBE (Micro)	3.00%	3.00%
MicroEstimating Inc	Cost Estimating	LBE-MBE (Micro)	5.00%	5.00%
MicroEstimating Inc.	Project Scheduling (for Construction work)	LBE-MBE (Micro)	1.00%	1.00%
Sherrill Engineering	Building Commissioning	LBE-OBE (Micro)	1.00%	1.00%

Merrill Morris Partners	Landscape Architecture #1	LBE-WBE (Micro)	1.00%	1.00%
Adrienne Wong Associates	Landscape Architecture #2 and CAD/BIM/Revit/Rendering/Modeling #2	LBE-WBE (Micro)	1.00%	1.00%
Adrienne Wong Associates	CAD/BIM/REVIT/Rendering/Modeling #2	LBE-WBE (Micro)	1.00%	1.00%
LaHue and Associates	Signage & Way Finding	LBE-OBE (Micro)	2.00%	2.00%
Telamon Engineering	CAD/BIM/REVIT/Rendering/Modeling #1	LBE-WBE (Micro)	1.00%	1.00%
Gestalt Graphics	Other related specialty services: Graphics	LBE-WBE (Micro)	1.00%	1.00%
Richmond Construction Co.	Project Management	Non-LBE	5.00%	0.00%
Richmond Construction Co.	Constructability Review, Construction Administration/Support	Non-LBE	2.00%	0.00%
Allana Buick & Bers Inc.	Roofing/Waterproofing/Exterior Envelope #1	Non-LBE	1.00%	0.00%
McGinnis Chen Associates, Inc.	Roofing/Waterproofing/Exterior Envelope #2	Non-LBE	1.00%	0.00%
Syska Hennessy Group	Vertical Transportation	Non-LBE	3.00%	0.00%
<b>TOTAL:</b>			49.00%	37.00%

Public Works indicates that a contract will be awarded to the four (4) highest ranked proposers. Based on the foregoing, CMD has determined that Ross Drulis Cusenbery Architecture - Kuth Ranieri Architects JV (RDC - KR JV), TEF Design - Min Design JV (TEF - Min JV), Paulett Taggart Architects, and LDA-KMD JV have complied with the pre-award Chapter 14B requirements. 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).