



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 and Construction Management Services No. 4 (Micro-LBE Set-Aside Program) - 3 Contract Awards

Director's Recommendation: Award Professional Services Contract, As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program) each in the amount of \$1,500,000 with a duration of 1,825 calendar days, to the following three (3) contractors (each a "Consultant"): Construction Management West, Inc. (CM West), Joe Hill Consulting Engineers (JHCE), and Design & Construction Management Services, Inc. (DCMS) 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 the requested services for an entire project, a portion of a project, or any project phase. 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 9, 2024, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program). Public Works sought to award 3 contracts with an anticipated not-to-exceed contract amount of \$1,500,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) waived the Local Business Enterprise (LBE) subcontracting requirement for this contract.

On August 19, 2024, Public Works received eight proposals, all of which were reviewed and deemed responsive and responsible by City staff. These proposals were evaluated and scored by a panel of subject matter experts. Optional oral interviews were not conducted.

Proposer A G S, Inc. (AGS) submitted a proposal responding to RFQ 9529 As-Needed Project Controls and Construction Management Services No. 3, and scored well on both RFQs 9529 and 9530. Per the RFQs, each consultant for As-Needed Project Controls and Construction Management Services may only be awarded one of the contracts. AGS elected to pursue RFQ 9529 As-Needed Project Controls and Construction Management Services No. 3.

The top 3 RFQ proposers for this contract, which is associated with RFQ 9530, were:
 Construction Management West, Inc., Joe Hill Consulting Engineers, and Design & Construction
 Management Services, Inc. **Contract Details:**

Contract Title:	As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program)
Personal Services Contract No.:	Civil Service Commission approved on April 01, 2024 (PSC No. 45988-23/24).
Contract Award Amount:	Up to \$1,500,000 for each contract
Contract Funding Sources (if applicable):	Client funding, depending on the project.
Anticipated Project Schedule:	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.
Contract Duration:	1,825 calendar days for each contract
Contractors' Names:	<ul style="list-style-type: none"> • Construction Management West, Inc. • Joe Hill Consulting Engineers, and • Design & Construction Management Services, Inc.
Compliance with Chapter 14B Local Business Enterprise Ordinance:	<p>The Contract Monitoring Division (CMD) waived the Local Business Enterprise (LBE) subcontracting requirement for this contract.</p> <p>Construction Management West, Inc. submitted LBE subconsultant participation of 5% with its proposal.</p> <p>Joe Hill Consulting Engineers submitted LBE subconsultant participation of 20% with its proposal.</p> <p>Design & Construction Management Services, Inc. submitted LBE subconsultant participation of 25% with its proposal.</p>
Other Compliance:	N/A
Additional Information:	N/A
Attachments:	Attachment 1: Tabulation of Scores and Ranking Attachment 2: AGS Selecting 9529

As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program) -
Contract Award
Public Works Commission Meeting: December 9, 2024

	Attachment 2: CMD Determination Memo Attachment 3: Resolutions
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**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, On July 9, 2024, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program) to establish a pool of qualified consultants; and

WHEREAS, The RFQ specified a not-to-exceed contract amount of up to \$1,500,000 and a duration of 1,825 calendar days for these services; and

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

WHEREAS, The Contract Monitoring Division waived the Local Business Enterprise (LBE) subcontracting requirement for this contract; and

WHEREAS, On August 19, 2024, Public Works received eight proposals in response to the RFQ , all of which were deemed responsive and responsible, after being evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter of the RFQ; and

WHEREAS, Proposer A G S, Inc. (AGS) ranked first in the evaluation for RFQ As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program) but opted to pursue a contract opportunity under a related RFQ for As-Needed Project Controls and Construction Management Services No. 3; and

WHEREAS, Following AGS' decision to pursue a contract opportunity under As-Needed Project Controls and Construction Management Services No. 3, proposer Construction Management West, Inc. became the top-ranked proposer for the RFQ As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program); now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Professional Services Contract, As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program), in an amount not to exceed \$1,500,000, with a contract duration of 1,825 calendar days to Construction Management West, Inc.

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 and Construction Management Services No. 4
(Micro-LBE Set-Aside Program)

Sourcing Event ID No.: 0000009530

Date Proposals Received: August 19, 2024

Firm Name	LBE Bonus %	Final Score	Final Rank
A G S INC	N/A	1,444.00	1
Construction Management West (CM West)	N/A	1,414.75	2
Joe Hill Consulting Engineers	N/A	1,384.75	3
Design & Construction Management (DCMS)	N/A	1,375.25	4
A A E S INC	N/A	1,337.50	5
ABA	N/A	1,317.25	6
InnoActive Group, LLC	N/A	1,312.25	7
Montez Group Incorporated	N/A	1,306.75	8



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: 0000009530 - As-Needed Project Controls & Construction Management Services
No. 4 (Micro-LBE Set-Aside Program)

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	A G S INC*	LBE-MBE (Micro)	Not applicable
2	CONSTRUCTION MANAGEMENT WEST INC	LBE-MBE (Micro)	Not applicable
3	JOE HILL CONSULTING ENGINEERS	LBE-OBE (Micro)	Not applicable
4	DESIGN & CONSTRUCTION MANAGEMENT SVCS	LBE-OBE (Micro)	Not applicable
5	A A E S INC	LBE-MBE (Micro)	Not applicable
6	ABA	LBE-MBE (Micro)	Not applicable
7	InnoActive Group, LLC	LBE-OBE (Micro)	Not applicable
8	MONTEZ GROUP INCORPORATED	LBE-MBE (Micro)	Not applicable

* Consultant A G S INC submitted to both RFQ’s 9529 and 9530, and scored high enough for a contract in both RFQ’s. As advertised in the RFQ, a proposer can only be awarded one contract. A G S INC selected to pursue RFQ 9529.

The rating bonus is not applicable to Micro-LBE Set-Aside contracts.

LBE Subconsultant Participation Requirement

The Micro-LBE Prime must perform at least 25% of the contract work.

CONSTRUCTION MANAGEMENT WEST INC achieved the highest score and the following firms were listed on the CMD Form 2A:

Firm	Service	LBE Status	Listed Percent	LBE Credited Percent
IRML	Public & Community Relations & Partnering & Communications & Staff Training	LBE-WBE (Micro)	2.5%	2.5%
TOWNSEND MANAGEMENT INC	QA/QC Inspection & CM Support	LBE-MBE (Micro)	2.5%	2.5%
TOTAL:			5.0%	5.0%

JOE HILL CONSULTING ENGINEERS achieved the second highest score and the following firms were listed on the CMD Form 2A:

Firm	Service	LBE Status	Listed Percent	LBE Credited Percent
SAYLOR CONSULTING GROUP	Scheduling, Cost Estimating	LBE-WBE (Small)	20.0%	20.0%
TOTAL:			20.0%	20.0%

DESIGN & CONSTRUCTION MANAGEMENT SVCS achieved the third highest score and the following firms were listed on the CMD Form 2A:

Firm	Service	LBE Status	Listed Percent	LBE Credited Percent
M.D. Construction & Project Management	PM/CM, RE, PIO, etc.	LBE-OBE (Micro)	10.0%	10.0%
ABA	Scheduler, Resident Eng.	LBE-MBE (Micro)	5.0%	5.0%
M LEE CORPORATION	Value Engineer, Estimator	LBE-MBE (Small)	5.0%	5.0%
MICROESTIMATING INC	Cost Estimate, Schedule	LBE-MBE (Micro)	5.0%	5.0%
TOTAL:			25.0%	25.0%

Public Works indicates that a contract will be awarded to the three (3) highest ranked proposers. Based on the foregoing, CMD has determined that CONSTRUCTION MANAGEMENT WEST INC, JOE HILL CONSULTING ENGINEERS, and DESIGN & CONSTRUCTION MANAGEMENT SVCS 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.



Jun Caranto, PE, Acting Bureau Manager | Project Controls & Services

severino.caranto@sfdpw.org | T. 628.271.2206 | 49 South Van Ness Ave. Suite 700, San Francisco, CA 94103

October 9, 2024

AGS, Inc.
5 Freelon Street
San Francisco, CA 94107

sent by email: Bahram.khamenehpour@agsinc.com

ATTN: Bahram Khamenehpour

SUBJECT: Sourcing Event ID 9529 – As-Needed Project Controls and Construction Management Services No. 3, and Sourcing Event ID 9530 – As-Needed Project Controls and Construction Management Services No. 4 (Micro-LBE Set-Aside Program)

Dear Mr. Khamenehpour,

I am pleased to inform AGS, Inc. that, based on the written proposal evaluation, the firm apparently scored high enough on both Sourcing Event ID 9529 and Sourcing Event ID 9530 (Micro LBE) for a contract. As advertised in both RFQ's, only one contract will be awarded to a consultant for Project Controls and Construction Management Services.

Please tell us which RFQ you would like to pursue by checking one box below, signing, dating this letter, and emailing it to Olivia.Lee@sfdpw.org by 5:00PM, Tuesday, October 15, 2024 at the latest.

SELECTION

Sourcing Event ID 9529

Sourcing Event ID 9530 (Micro LBE)

Sincerely,

Olivia Lee
Contract Manager

Signature: Bahram Khamenehpour

Date: 10/10/2024

Firm: AGS, Inc.