



**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. 5 (Micro-LBE Set-Aside Program) - Four Contract Awards

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**Director's Recommendation:** Award the As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program) in the amount of \$1,800,000 each for 1,825 calendar days to Mar Jang Design, Office of Charles F. Bloszies, LTD, Jayson Architecture, and HB Associates and Architects, Inc. 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. 5 (Micro-LBE Set-Aside Program). Public Works sought to award four contracts with an anticipated not-to-exceed contract amount of \$1,800,000 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 January 22, 2024, Public Works received seven proposals. City staff reviewed all proposals and determined that six 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 Kuth Ranieri Architects LLP, and LDA Architects Inc also submitted proposals responding to RFQ 8860 As-Needed Architectural Design Services No. 4, and scored well on both RFQ’s 8860 (LDA JV’ed with KMD, and KR JV’ed with RDC) and 8861. Per the RFQ’s, only one contract can be awarded to a consultant for As-Needed Architectural Design Services. Both JV’s selected to pursue RFQ 8860 As-Needed Architectural Design Services No. 4.

Proposers Mar Jang Design, Office of Charles F. Bloszies, LTD, Jayson Architecture, and HB Associates and Architects, Inc. ranked in the top four in the RFQ As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program).

**Contract Details:**

|   |   |
|---|---|
| <b>Contract Title:</b>  | As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program)   |
| <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 \$1,800,000 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>  | Mar Jang Design<br>Office of Charles F. Bloszies, LTD<br>Jayson Architecture<br>HB Associates and Architects, Inc.  |
| <b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b> | The Contract Monitoring Division (CMD) waived the Local Business Enterprise (LBE) subcontracting requirement for this contract.<br><br>Mar Jang Design submitted LBE subconsultant participation of 2.000% with its proposal.<br><br>Office of Charles F. Bloszies, LTD submitted LBE subconsultant participation of 1.000% with its proposal.<br><br>Jayson Architecture submitted LBE subconsultant participation of 10.000% with its proposal. |

As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program). – Four Contract Awards  
Public Works Commission Meeting: June 10, 2024

|                                |  |
|--------------------------------|--|
|                                | HB Associates and Architects, Inc. submitted LBE subconsultant participation of 25.000% with its proposal.   |
| <b>Other Compliance:</b>       | N/A  |
| <b>Additional Information:</b> | N/A  |
| <b>Attachments:</b>            | Attachment 1: Tabulation of Scores and Ranking<br>Attachment 2: LDA-KMD JV Selecting 8860<br>Attachment 3: RDC-KR JV Selecting 8860<br>Attachment 4: CMD Determination Memo<br>Attachment 5: 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. 5 (Micro-LBE Set-Aside Program) to establish a pool of qualified consultants; and

WHEREAS, The not-to-exceed contract amount is anticipated to be up to \$1,800,000; 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. 5 (Micro-LBE Set-Aside Program); and

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

WHEREAS, Public Works received seven proposals in response to the RFQ As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program) on January 22, 2024; and

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

WHEREAS, All six 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, Proposers LDA Architects Inc and Kuth Ranieri Architects selected to pursue RFQ As-Needed Architectural Design Services No. 4; and

WHEREAS, Proposer Jayson Architecture ranked third in the RFQ As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program); and now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Professional Services Contract, As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program), in the amount of \$1,800,000, with a contract duration of 1,825 calendar days to Jayson Architecture.

*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. 5  
(Micro-LBE Set-Aside Program)

Sourcing Event ID No.: 0000008861

Date Proposals Received: January 22, 2024

| <b>Firm Name</b>                          | <b>LBE Bonus %</b> | <b>Final Score</b> | <b>Final Rank</b> |
|---|--------------------|--------------------|-------------------|
| <b>Kuth Ranieri Architects LLP</b>        | <b>N/A</b>         | <b>1140.00</b>     | <b>1</b>          |
| <b>LDA Architects Inc</b>                 | <b>N/A</b>         | <b>1140.00</b>     | <b>1</b>          |
| <b>Mar Jang Design</b>                    | <b>N/A</b>         | <b>1132.50</b>     | <b>3</b>          |
| <b>Office of Charles F. Bloszies, LTD</b> | <b>N/A</b>         | <b>1102.50</b>     | <b>4</b>          |
| <b>Jayson Architecture</b>                | <b>N/A</b>         | <b>1082.50</b>     | <b>5</b>          |
| <b>HB Associates and Architects, Inc.</b> | <b>N/A</b>         | <b>926.50</b>      | <b>6</b>          |



**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

March 15, 2024

LDA KMD Architects JV  
1108-A Bryant St  
San Francisco, CA 94103

sent by email: [lari@kmd-arch.com](mailto:lari@kmd-arch.com); [stevens@kmd-arch.com](mailto:stevens@kmd-arch.com); [mathew@kmd-arch.com](mailto:mathew@kmd-arch.com);  
[tom.lee@ldaarch.com](mailto:tom.lee@ldaarch.com); [tom@LDA-KMD.com](mailto:tom@LDA-KMD.com)

**SUBJECT: Sourcing Event ID 8860 - As-Needed Architectural Design Services No. 4, and Sourcing Event ID 8861 - As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program)**

Dear Ms. Diaz, Mr. Stevens, Mr. Mathew, and Mr. Lee,

I am pleased to inform LDA KMD Architects JV and LDA Architects that, based on the written proposal evaluation, your proposals apparently scored high enough on both Sourcing Event ID 8860 and Sourcing Event ID 8861 (Micro LBE) for a contract. As advertised in both RFQ's, only one contract will be awarded to a consultant for As-Needed Architectural Design 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](mailto:Olivia.Lee@sfdpw.org) by 5:00PM, Wednesday, March 20, 2024 at the latest.

Sincerely,

Olivia Lee 

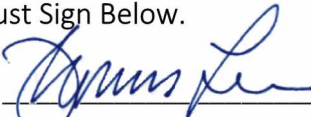
SELECTION

Sourcing Event ID 8860

~~Sourcing Event ID 8861 (Micro LBE)~~

Both Joint Venture Partners Must Sign Below.

Signature:   
Name: Paul Ryan Stevens  
Date: March 20, 2024

Signature:   
Name: Thomas Lee  
Date: March 19, 2024

KMD Architects

LDA Architects:



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

March 15, 2024

RDC / KR Joint Venture  
725 Greenwich St, Ste 300  
San Francisco, CA 94133

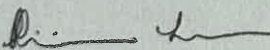
sent by email: [mross@rdcarchitecture.com](mailto:mross@rdcarchitecture.com); [er@kuthranieri.com](mailto:er@kuthranieri.com); [bk@kuthranieri.com](mailto:bk@kuthranieri.com)

SUBJECT: Sourcing Event ID 8860 - As-Needed Architectural Design Services No. 4, and  
Sourcing Event ID 8861 - As-Needed Architectural Design Services No. 5 (Micro-LBE Set-Aside Program)

Dear Mr. Ross, Ms. Ranieri, and Mr. Kuth,

I am pleased to inform RDC-KR JV and Kuth Ranieri Architects, LLP that, based on the written proposal evaluation, your proposals apparently scored high enough on both Sourcing Event ID 8860 and Sourcing Event ID 8861 (Micro LBE) for a contract. As advertised in both RFQ's, only one contract will be awarded to a consultant for As-Needed Architectural Design 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](mailto:Olivia.Lee@sfdpw.org) by 5:00PM, Wednesday, March 20, 2024 at the latest.


Sincerely,  
Olivia Lee 

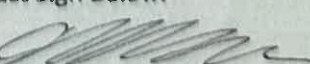
SELECTION

Sourcing Event ID 8860

Sourcing Event ID 8861 (Micro LBE)

Both Joint Venture Partners Must Sign Below.

Signature:   
Name: Michael B. Ross  
Date: 03/18/2024

Signature:   
Name: Elizabeth Ranieri, FAIA  
Date: 18 March 2024

RDC Architecture, Inc

Kuth Ranieri Architects, LLP:



## MEMORANDUM

Date: April 10, 2024

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

From: Antonio Tom, Contract Compliance Officer, CMD

Subject: 0000008861 - As-Needed Architectural Design Services No. 5 (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    | Kuth Ranieri Architects LLP        | LBE-WBE<br>(Micro) | Not applicable |
| 1    | LDA Architects Inc                 | LBE-MBE<br>(Micro) | Not applicable |
| 3    | Mar Jang Design                    | LBE-WBE<br>(Micro) | Not applicable |
| 4    | Office of Charles F. Bloszies, LTD | LBE-OBE<br>(Micro) | Not applicable |
| 5    | Jayson Architecture                | LBE-OBE<br>(Micro) | Not applicable |
| 6    | HB Associates and Architects, Inc. | LBE-WBE<br>(Micro) | Not applicable |

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

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



Micro LBE firms LDA Architects Inc and Kuth Ranieri Architects also submitted proposals responding to RFQ 8860 As-Needed Architectural Design Services No. 4, and scored well on both RFQ's 8860 (LDA JV'ed with KMD, and KR JV'ed with RDC) and 8861. Per the RFQ's, only one contract can be awarded to a consultant for As-Needed Architectural Design Services. Both JV's selected to pursue RFQ 8860.

Public Works would like to proceed with awarding 4 contracts at \$1,800,000 each to the remaining 4 proposers:

1. Mar Jang Design
2. Office of Charles F. Bloszies, LTD
3. Jayson Architecture
4. HB Associates and Architects Inc

**LBE Subconsultant Participation Requirement**

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

Mar Jang Design achieved the highest score. The following firms were listed on the CMD Form 2A:

| Firm                         | Service  | LBE Status      | Listed Percent | LBE Credited Percent |
|------------------------------|--|-----------------|----------------|----------------------|
| Emily Borland Specifications | Specifications Writer                              | LBE-WBE (Micro) | 2.00%          | 2.00%                |
| Glumac                       | MEP, FP, Lighting, Energy Modeling & Commissioning | Non-LBE         | 20.00%         | 0.00%                |
| Daedelus Engineering         | Structural Engineering                             | Non-LBE         | 5.00%          | 0.00%                |
| BKF Engineers                | Civil Engineering                                  | Non-LBE         | 5.00%          | 0.00%                |
| Mack5                        | Cost Estimating & Scheduling                       | Non-LBE         | 5.00%          | 0.00%                |
| Syska Hennessy Group         | Vertical Transportation                            | Non-LBE         | 2.00%          | 0.00%                |
| Groundworks Office Inc.      | Landscape Design                                   | Non-LBE         | 5.00%          | 0.00%                |
| Wiss, Janey, & Elstner       | Waterproofing Consultant                           | Non-LBE         | 2.00%          | 0.00%                |
| doubledouble inc.            | LEED Consultant                                    | Non-LBE         | 1.00%          | 0.00%                |
| Cooley Architectural Corp    | Certified Access Specialist                        | Non-LBE         | 1.00%          | 0.00%                |
| KBM Hogue                    | FF&E Consultant                                    | Non-LBE         | 2.00%          | 0.00%                |
| <b>TOTAL:</b>                |  |                 | 50.0%          | 2.00%                |

Office of Charles F. Bloszies, LTD achieved the second highest score. The following firms were listed on the CMD Form 2A:

| Firm                         | Service               | LBE Status      | Listed Percent | LBE Credited Percent |
|------------------------------|-----------------------|-----------------|----------------|----------------------|
| EMILY BORLAND SPECIFICATIONS | SPECIFICATION WRITING | LBE-WBE (Micro) | 1.00%          | 1.00%                |

|  |   |               |        |       |
|--|---|---------------|--------|-------|
| SURFACEDESIGN, INC.                        | LANDSCAPE ARCHITECTURE                          | LBE-OBE (SBA) | 2.00%  | 0.00% |
| FORELL/ELSESSER ENGINEERS, INC.            | STRUCTURAL                                      | Non-LBE       | 5.00%  | 0.00% |
| LIST ENGINEERING COMPANY                   | MECHANICAL, PLUMBING, COMMISSIONING             | Non-LBE       | 5.00%  | 0.00% |
| O'MAHONY & MYER ELECTRICAL                 | ELECTRICAL                                      | Non-LBE       | 4.50%  | 0.00% |
| ARUP                                       | RESOURCE EFFICIENCY                             | Non-LBE       | 2.00%  | 0.00% |
| TBD CONSULTANTS                            | COST ESTIMATING                                 | Non-LBE       | 2.00%  | 0.00% |
| THE FIRE CONSULTANTS, INC.                 | CODE COMPLIANCE, FIRE PROTECTION                | Non-LBE       | 2.00%  | 0.00% |
| BKF ENGINEERS                              | CIVIL   | Non-LBE       | 2.00%  | 0.00% |
| CHARLES SALTER & ASSOCIATES                | ACOUSTICAL, AUDIO-VISUAL, TELECOM, IT, SECURITY | Non-LBE       | 2.00%  | 0.00% |
| FIELDWORK LIGHTING STUDIO                  | LIGHTING DESIGN                                 | Non-LBE       | 2.00%  | 0.00% |
| AARON JON HYLAND, FAIA                     | HISTORIC PRESERVATION                           | Non-LBE       | 1.00%  | 0.00% |
| COOLEY ARCHITECTURAL CORPORATION           | CASP CERTIFICATION                              | Non-LBE       | 1.00%  | 0.00% |
| WISS, JANNEY, ELSTNER ASSOCIATES, INC.     | WATERPROOFING                                   | Non-LBE       | 1.00%  | 0.00% |
| MATTHEW MILLMAN PHOTOGRAPHY                | ARCHITECTURAL PHOTOGRAPHY                       | Non-LBE       | 1.00%  | 0.00% |
| HEINTGES CONSULTING ARCHITECTS & ENGINEERS | CURTAIN WALL                                    | Non-LBE       | 1.00%  | 0.00% |
| THE MARSHALL ASSOCIATES, INC.              | FOOD SERVICES CONSULTING                        | Non-LBE       | 1.00%  | 0.00% |
| ONE WORKPLACE                              | FURNITURE, FIXTURES, AND EQUIPMENT              | Non-LBE       | 1.00%  | 0.00% |
| STEELBLUE                                  | RENDERING                                       | Non-LBE       | 0.50%  | 0.00% |
| TANGRAM 3DS                                | RENDERING                                       | Non-LBE       | 0.50%  | 0.00% |
| MYERS+ ENGINEERS                           | MECHANICAL, ELECTRICAL, PLUMBING CONSULTING     | Non-LBE       | 0.50%  | 0.00% |
| <b>TOTAL:</b>                              |   |               | 38.00% | 1.00% |

Jayson Architecture achieved the third highest. The following firms were listed on the CMD Form 2A:

| Firm            | Service                             | LBE Status      | Listed Percent | LBE Credited Percent |
|-----------------|-------------------------------------|-----------------|----------------|----------------------|
| Engineering 350 | Mechanical and Plumbing Engineering | LBE-OBE (Micro) | 5.00%          | 5.00%                |

|  |   |                 |        |        |
|--|---|-----------------|--------|--------|
| Creo Landscape Architecture + Urban Design | Landscape Architecture  | LBE-OBE (Micro) | 2.00%  | 2.00%  |
| TS Studio                                  | Landscape Architecture  | LBE-OBE (Micro) | 2.00%  | 2.00%  |
| Emily Borland Specifications               | Specifications  | LBE-WBE (Micro) | 1.00%  | 1.00%  |
| Base Design                                | Structural Engineering  | Non-LBE         | 3.00%  | 0.00%  |
| Holmes                                     | Structural Engineering  | Non-LBE         | 3.00%  | 0.00%  |
| Alter Consulting Engineers                 | Mechanical and Plumbing Engineering<br>CAD/BIM/REVIT/Rendering/Modeling | Non-LBE         | 7.00%  | 0.00%  |
| RIJA                                       | Electrical Engineering Telecom, IT,<br>Security Lighting Design         | Non-LBE         | 5.00%  | 0.00%  |
| Mack5                                      | Cost Estimating, Constructability Review                                | Non-LBE         | 5.00%  | 0.00%  |
| Hilliard Architecture                      | CASP Certification, Code Compliance                                     | Non-LBE         | 1.00%  | 0.00%  |
| Red Car Analytics                          | Building Commissioning  | Non-LBE         | 1.00%  | 0.00%  |
| Architectural Resources Group              | Historic Preservation   | Non-LBE         | 1.00%  | 0.00%  |
| SGH  | Roofing/Waterproofing Exterior Envelope<br>Curtain Wall Design          | Non-LBE         | 2.00%  | 0.00%  |
| McGinnis Chen Associates, Inc.             | Roofing/Waterproofing Exterior Envelope                                 | Non-LBE         | 2.00%  | 0.00%  |
| BKF  | Civil Engineering   | Non-LBE         | 2.00%  | 0.00%  |
| VDA  | Vertical Transportation   | Non-LBE         | 3.00%  | 0.00%  |
| HYT Corporation                            | Fire Protection   | Non-LBE         | 1.00%  | 0.00%  |
| CSDA Design Group                          | Acoustic Engineering  | Non-LBE         | 1.00%  | 0.00%  |
| David Wakely                               | Architectural Photography   | Non-LBE         | 1.00%  | 0.00%  |
| Opening Consultants Inc.                   | Hardware Specifications   | Non-LBE         | 1.00%  | 0.00%  |
| NGAssociates                               | Food Service 1  | Non-LBE         | 1.00%  | 0.00%  |
| <b>TOTAL:</b>                              |   |                 | 50.00% | 10.00% |

HB Associates and Architects Inc achieved the fourth highest score. The following firms were listed on the CMD Form 2A:

| Firm                             | Service         | LBE Status      | Listed Percent | LBE Credited Percent |
|----------------------------------|-----------------|-----------------|----------------|----------------------|
| CONSTRUCTION MANAGEMENT WEST INC | COST ESTIMATING | LBE-MBE (Micro) | 25.00%         | 25.00%               |
| M+R ENGINEERING                  | MEP             | Non-LBE         | 20.00%         | 0.00%                |
| GKJ Engineering                  | STRUCTURAL      | Non-LBE         | 20.00%         | 0.00%                |
| <b>TOTAL:</b>                    |                 |                 | 65.00%         | 25.00%               |

Public Works indicates that a contract will be awarded to the four (4) highest ranked proposers. Based on the foregoing, CMD has determined that Mar Jang Design, Office of Charles F.

Bloszies, LTD, Jayson Architecture, and HB Associates and Architects Inc. 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).