



**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 Services for Health Facilities No. 4 - Four Contract Awards

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**Director's Recommendation:** Award Professional Services Contract, As-Needed Architectural Services for Health Facilities No. 4 in an amount not to exceed \$3,400,000 each for 1,825 calendar days to the following four contractors (each a "Consultant"): LDA-KMD JV, MEI Architects, TEF-Kuth Ranieri JV (TEF-KR JV), and WRNS-Quezada JV for architectural services for health facilities.

**Contract Background:** The work to be done under this contract consists of architectural services for health facilities. The Consultant performs professional architectural and engineering planning and design services for healthcare facilities and other City-owned facilities. Projects may include, but are not limited to, healthcare facilities under the jurisdiction of the California Department of Health Care Access and Information (HCAI), formerly known as the Office of Statewide Health Planning and Development (OSHPD), such as acute care hospital facilities, clinics, and other City-owned facilities. Consultant may provide the 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 December 14, 2023, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Architectural Services for Health Facilities No. 4. Public Works sought to award four contracts with an anticipated not-to-exceed contract amount of \$3,400,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established a 20% Local Business Enterprise (LBE) subcontracting requirement for this contract.

On February 28, 2024, Public Works received eight proposals. City staff reviewed all proposals and determined that all eight 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.

The top four RFQ proposers for this contract were: LDA-KMD JV, MEI Architects, TEF-Kuth Ranieri JV (TEF-KR JV), and WRNS-Quezada JV.

**Contract Details:**

<b>Contract Title:</b>	As-Needed Architectural Services for Health Facilities No. 4
<b>Personal Services Contract No.:</b>	Civil Service Commission approved on January 30, 2024 (PSC No. 48355-23/24).
<b>Contract Award Amount:</b>	Up to \$3,400,000 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. 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>• LDA-KMD JV</li> <li>• MEI Architects</li> <li>• TEF-Kuth Ranieri JV (TEF-KR JV)</li> <li>• WRNS-Quezada JV</li> </ul>
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	<p>The Contract Monitoring Division (CMD) established 20% Local Business Enterprise (LBE) subcontracting requirement for this contract.</p> <p>LDA-KMD JV submitted LBE subconsultant participation of 34.000% with its proposal.</p> <p>MEI Architects submitted LBE subconsultant participation of 39.000% with its proposal.</p> <p>TEF-Kuth Ranieri JV (TEF-KR JV) submitted LBE subconsultant participation of 26.075% with its proposal.</p> <p>WRNS-Quezada JV submitted LBE subconsultant participation of 27.250% 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 December 14, 2023, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed Architectural Services for Health Facilities No. 4 to establish a pool of qualified consultants; and

WHEREAS, The not-to-exceed contract amount is anticipated to be up to \$3,400,000; 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 Services for Health Facilities No. 4; and

WHEREAS, Contract Monitoring Division (CMD) established 20% Local Business Enterprise (LBE) subcontracting requirement for this contract; and

WHEREAS, Public Works received eight proposals in response to the RFQ As-Needed Architectural Services for Health Facilities No. 4 on February 28, 2024; and

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

WHEREAS, All eight 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 MEI Architects ranked second in the RFQ As-Needed Architectural Services for Health Facilities No. 4; and now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works Professional Services Contract, As-Needed Architectural Services for Health Facilities No. 4, in the amount of \$3,400,000, with a contract duration of 1,825 calendar days to MEI Architects.

*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 Services for Health Facilities No. 4

Sourcing Event ID No.: 0000008934

Date Proposals Received: February 28, 2024

Firm Name	LBE Bonus %	Final Score	Final Rank
LDA-KMD JV	7.5%	833.93	1
MEI Architects	10.0%	817.03	2
TEF-KR JV	7.5%	808.40	3
WRNS-Quezada JV	7.5%	804.91	4
TreanorHL	0.0%	747.50	5
Polytech Associates Inc	10.0%	740.03	6
Perkins Eastman Architects, DPC	0.0%	736.75	7
DSK Architects	5.0%	705.60	8



## MEMORANDUM

Date: April 16, 2024

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

From: Antonio Tom, Contract Compliance Officer, CMD

Subject: 0000008934 - As-Needed Architectural Services for Health Facilities No. 4

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	LDA-KMD JV	Non-LBE	Eligible for a 7.5% rating bonus
2	MEI Architects	LBE-WBE (Small)	Eligible for a 10% rating bonus
3	TEF-KR JV	Non-LBE	Eligible for a 7.5% rating bonus
4	WRNS-Quezada JV	Non-LBE	Eligible for a 7.5% rating bonus
5	TreanorHL	Non-LBE	Not applicable
6	Polytech Associates Inc	LBE-WBE (Micro)	Eligible for a 10% rating bonus
7	Perkins Eastman Architects, DPC	Non-LBE	Not applicable
8	DSK Architects	LBE-MBE (SBA)	Eligible for a 5% rating bonus

### **LBE Subconsultant Participation Requirement**

LDA-KMD JV achieved the highest score and met the 20% 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)	4.00%	4.00%
Mathew J. Bittleston	Structural Engineering #2	LBE-OBE (Micro)	1.00%	1.00%
MHC Engineers, Inc.	Mech/Plumbing #1, Fire Protection	LBE-MBE (Micro)	6.00%	6.00%
HRA Consulting Engineers	Electrical #1, Lighting Design	LBE-MBE (Micro)	8.00%	8.00%
Bay Area Consultants Engineers (BAC)	Electrical #2, Audio/Visual/Telecom/IT/Security	LBE-WBE (Micro)	2.00%	2.00%
AR Green	LEED Consulting, Resource Efficiency	LBE-WBE (Micro)	1.50%	1.50%
Bay Area Consultants Engineers (BAC)	Title 24 Energy Consulting	LBE-WBE (Micro)	0.50%	0.50%
MicroEstimating Inc	Cost Estimating	LBE-MBE (Micro)	3.00%	3.00%
Sherrill Engineering	Building Commissioning	LBE-OBE (Micro)	1.00%	1.00%
Garavaglia Architecture, Inc	Historic Preservation	LBE-MBE (Micro)	2.00%	2.00%
Vibrasure	Acoustical Engineering	LBE-OBE (Micro)	2.00%	2.00%
Telamon Engineering	CAD/BIM/REVIT/Rendering/Modeling #1	LBE-WBE (Micro)	1.50%	1.50%
Adrienne Wong	CAD/BIM/REVIT/Rendering/Modeling #2	LBE-MBE (Micro)	1.50%	1.50%
Syska Hennessy Group	Mech/Plumbing #2, Fire Protection	Non-LBE	6.00%	0.00%
Montgomery Corporation	Inspector of Record	Non-LBE	2.00%	0.00%
Radixos	Med FF&E Plan/Procure	Non-LBE	2.00%	0.00%
MWL Architects	Med & Lab Planning, FF&E	Non-LBE	1.00%	0.00%
Allana Buick & Bers Inc.	Roofing/Waterproofing/Exterior Envelope #1	Non-LBE	1.50%	0.00%
McGinnis Chen Associates, Inc.	Roofing/Waterproofing/Exterior Envelope #2	Non-LBE	1.50%	0.00%
<b>TOTAL:</b>			48.00%	34.00%

MEI Architects achieved the second highest score and met the 20% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

Firm	Service	LBE Status	Listed Percent	LBE Credited Percent
ACG Engineers, Inc.	Electrical Engineer	LBE-MBE (Micro)	7.00%	7.00%
AR Green Consulting	LEED/Sustainability	LBE-WBE (Micro)	2.00%	2.00%

Garavaglia Architecture, Inc.	Historical, Rehabilitation	LBE-MBE (Micro)	2.00%	2.00%
Hollins Consulting, Inc.	Code Compliance/Code Review & Constructability Review	LBE-MBE (Small)	2.00%	2.00%
Merrill Morris	Landscape Architecture	LBE-WBE (Micro)	2.00%	2.00%
MHC Engineers, Inc.	Mechanical/Plumbing Engineer & Fire Protection	LBE-MBE (Small)	12.00%	12.00%
MicroEstimating, Inc.	Project Scheduling & Cost Estimating	LBE-MBE (Micro)	4.00%	4.00%
SOHA Engineers	Structural Engineer	LBE-MBE (Small)	7.00%	7.00%
Telamon Engineering Consultants, Inc.	Civil Engineering & CAD Drafting	LBE-WBE (Small)	1.00%	1.00%
Arup US, Inc.	Title 24, Building Commissioning, Lighting Design, LEED	Non-LBE	2.00%	0.00%
Cini-Little International, Inc.	Food Service Consulting Services	Non-LBE	1.00%	0.00%
GNU Group	Signage & Way Finding	Non-LBE	1.00%	0.00%
Jensen Hughes, Inc.	CASp Certification & Code Compliance/Code Review	Non-LBE	1.00%	0.00%
McGinnis Chen Associates, Inc.	Roofing/Waterproofing/Exterior/Envelope Consulting	Non-LBE	2.00%	0.00%
Montgomery Corporation	Inspector of Record	Non-LBE	2.00%	0.00%
Radixos LLC	Medical and Laboratory Equipment Planning and Procurement	Non-LBE	3.00%	0.00%
Smith, Fause & McDonald, Inc.	Telecom, Electronic Security, A/V, Acoustic Engineering	Non-LBE	4.00%	0.00%
Syska Hennessy Group	Vertical Transportation	Non-LBE	2.00%	0.00%
Walter P Moore	Enclosure Engineering	Non-LBE	1.00%	0.00%
<b>TOTAL:</b>			<b>58.00%</b>	<b>39.00%</b>

TEF-KR JV achieved the third highest score and met the 20% 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)	3.00%	3.00%
Maffei	Structural Engineering	LBE-OBE (Micro)	2.00%	2.00%
MHC Engineers, Inc.	Mechanical / Plumbing Engineering, Fire Protection	LBE-MBE (Micro)	7.00%	7.00%
ACG Engineers	Electrical Engineering	LBE-MBE (Micro)	4.00%	4.00%
Bay Area Consulting Engineers	Electrical Engineering	LBE-MBE (Micro)	4.00%	4.00%

AR Green Consulting	"Title 24 Energy Consulting, LEED	LBE-WBE (Micro)	0.50%	0.50%
Sherrill Engineers	Consulting, Resource Efficiency"	LBE-OBE (Micro)	0.25%	0.25%
M Lee Corp	Building Commissioning	LBE-MBE (Small)	3.00%	3.00%
VACC Inc.	Cost Estimating, Project Scheduling	LBE-WBE (Micro)	1.50%	1.50%
Creo Landscape Architects	Acoustical Engineering	LBE-OBE (Micro)	0.13%	0.13%
GLS Landscape	Landscape Architect	LBE-OBE (Micro)	0.13%	0.13%
Clearstory	Landscape Architect	LBE-WBE (Micro)	0.13%	0.13%
SAGE Consulting Engineers	Signage & Way Finding	LBE-WBE (Micro)	0.13%	0.13%
Niteo Lighting	Civil Engineering	LBE-WBE (Micro)	0.13%	0.13%
Emily Borland Specifications	Lighting Design	LBE-WBE (Micro)	0.20%	0.20%
Smith Fause & McDonald	Specifications	Non-LBE	0.20%	0.00%
Wiss Janey Elstner Associates	Audio, Visual, Telecom, IT, Security	Non-LBE	1.25%	0.00%
McGinnis Chen Associates, Inc.	Roofing/Waterproofing/Exterior Envelope, Curtain Wall Design	Non-LBE	1.25%	0.00%
Research Facilities Design	Roofing/Waterproofing/Exterior Envelope	Non-LBE	1.50%	0.00%
OneEQ	Medical + Laboratory Equipment Planning + Procurement, /Lab Planning	Non-LBE	1.50%	0.00%
Slantis	Medical Facility Furnishings + Equipment Planning Procurement	Non-LBE	0.50%	0.00%
Cooley Architectural Corp	CAD/BIM/REVIT/Rendering/Modeling	Non-LBE	0.25%	0.00%
Montgomery Corporation	CASp Certification	Non-LBE	2.00%	0.00%
GHD	OSHPD IOR / Code Compliance and Review #1	Non-LBE	0.25%	0.00%
Construction Analysis and Planning	Code Compliance/Code Review	Non-LBE	0.13%	0.00%
Syska Hennessey	Constructability Review	Non-LBE	0.83%	0.00%
SF Architectural Photography	Vertical Transportation	Non-LBE	0.13%	0.00%
DTR Consulting Services	Architectural Photography	Non-LBE	0.20%	0.00%
Opening Consultants Inc.	Specifications	Non-LBE	0.25%	0.00%
Webb Foodservice Design	Hardware Specifications	Non-LBE	0.20%	0.00%



<b>TOTAL:</b>	36.50%	26.08%
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WRNS-Quezada JV achieved the third highest score and met the 20% LBE subconsultant participation requirement. The following firms were listed on the CMD Form 2A:

Firm	Service	LBE Status	Listed Percent	LBE Credited Percent
MK Engineers	Mechanical / Plumbing Engineering	LBE-MBE (Micro)	5.00%	5.00%
MK Engineers	Electrical Engineering #1	LBE-MBE (Micro)	2.50%	0.00%
MK Engineers	Lighting Design	LBE-MBE (Micro)	2.00%	0.00%
MK Engineers	Title 24 Energy Consulting	LBE-MBE (Micro)	0.75%	0.00%
S J Engineers	Fire Protection	LBE-MBE (Micro)	4.00%	4.00%
S J Engineers	Mechanical / Plumbing Engineering #2	LBE-MBE (Micro)	2.00%	2.00%
S J Engineers	Building Commissioning	LBE-MBE (Micro)	1.00%	1.00%
Ryan Joyce Associates (RJA)	Structural Engineering #1	LBE-WBE (Micro)	4.50%	4.50%
SFMI	Audio, Visual, Telecom, IT, Security	Non-LBE	3.50%	0.00%
Vibro-Acoustic Consultants	Acoustical Engineering	LBE-MBE (Micro)	2.50%	2.50%
SGH	Roofing/Waterproofing Specialty	Non-LBE	1.25%	0.00%
GX3 Group	Inspectors of Record	Non-LBE	1.50%	0.00%
Radixos	Medical and Laboratory Planning, Equipment and Furniture	Non-LBE	2.50%	0.00%
Radixos	Furniture, Fixtures, and Equipment#1	Non-LBE	0.50%	0.00%
Saylor Consulting Group	Cost Estimating	LBE-WBE (Small)	3.00%	3.00%
Verplanck Historic Preservation Consulting	Historic Preservation	LBE-OBE (Micro)	1.50%	1.50%
Hohbach-Lewin	Structural Engineering #2	Non-LBE	0.25%	0.00%
Interface Engineering	Electrical Engineering #2	Non-LBE	0.25%	0.00%
Morrison Hershfield	Roofing/Waterproofing/Exterior Envelope #2	Non-LBE	0.25%	0.00%
OneEQ	Medical and Laboratory Equipment Planning and Procurement	Non-LBE	1.00%	0.00%
RFD	Laboratory Planners	Non-LBE	0.25%	0.00%
AtChain	CAD/BIM/REVIT/Rendering/Modeling#3	Non-LBE	0.25%	0.00%
Jensen Hughes	CASP Certified Consultant	Non-LBE	0.25%	0.00%
Jensen Hughes	Code Compliance / Code Review #1	Non-LBE	1.00%	0.00%
DSK Metrix	Code Compliance / Code Review #2	Non-LBE	0.25%	0.00%
Interstice Architects Inc	Landscape Architecture #1	Non-LBE	0.50%	0.00%

Merrill Morris Partners	Landscape Architecture #2	LBE-WBE (Micro)	0.50%	0.50%
Cumming Management Group	Project Scheduling (for Construction work)	Non-LBE	0.25%	0.00%
Cumming Management Group	Constructability Review	Non-LBE	0.25%	0.00%
Clearstory	Signage & Way Finding	LBE-WBE (Micro)	0.25%	0.25%
Urban Design Consulting Engineers	Civil Engineering	LBE-MBE (Micro)	1.50%	1.50%
Lerch Bates	Vertical Transportation	Non-LBE	0.25%	0.00%
Emily Borland Specifications	Specification Writing #1	LBE-WBE (Micro)	1.50%	1.50%
Long Green Specs	Specification Writing #2	Non-LBE	0.25%	0.00%
Door Hardware Consultants	Hardware Specifications	Non-LBE	0.25%	0.00%
Cini Little	Food Services Consulting	Non-LBE	0.25%	0.00%
One Workplace	Furniture, Fixtures, and Equipment#2	Non-LBE	0.25%	0.00%
CDC	Curtain Wall Design	Non-LBE	0.25%	0.00%
MK Engineers	Mechanical / Plumbing Engineering	LBE-MBE (Micro)	3.00%	3.00%
<b>TOTAL:</b>			48.00%	27.25%

Public Works indicates that a contract will be awarded to the four (4) highest ranked proposers. Based on the foregoing, CMD has determined that LDA-KMD JV, MEI Architects, TEF-KR JV, and WRNS-Quezada 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).