

Department: GENERAL SERVICES AGENCY - PUBLIC WORKS -- DPWDept. Code: DPWType of Request: Initial Modification of an existing PSC (PSC # _____)Type of Approval: Expedited Regular Annual Continuing (Omit Posting)Type of Service: Professional Design and Engineering ServicesFunding Source: San Francisco Public Utilities CommissionPSC Amount: \$7,000,000PSC Est. Start Date: 07/01/2024PSC Est. End Date: 09/01/2031**1. Description of Work****A. Scope of Work/Services to be Contracted Out:**

The consultant and their joint venture partners will provide the following services: Mechanical design, electrical design, plumbing design, structural design, civil (underground utility), security & technology, sustainability, energy modeling, daylighting, LEED (Leadership in Energy and Environmental Design) coordination and documentation, audio-visual and low-voltage design, fire protection, acoustic design, vertical transportation, building management systems integration, façade maintenance, wind consulting, signage and environmental graphic design, and waterproofing.

B. Explain why this service is necessary and the consequence of denial:

SF Public Works will provide architecture and landscape architecture design services for the project; Public Works in-house mechanical, electrical, and structural engineers will also provide services to some components of the project within their capacity. The services identified in the description of proposed work above are necessary and Public Works would like to secure those services via an RFP (Request for Proposal). Although consultant services can be obtained via our as-needed consultants, however most as-needed contracts are limited in capacity and has a max. of 3 to 5 years in duration. Due to the anticipated schedule and consultant fees for the SFPUC Millbrae Campus Improvement project, awarding the contract via an RFP would be the most appropriate option. This will help eliminate future contracting issues with respect to fees and early contract expirations. Additionally, due to the complexity and the scale of the project, Public Works is seeking consultants with certain qualifications and experience levels who can successfully complete the project, the consultant's proposals will be reviewed very carefully to ensure the highest ranking and most qualified proposer is selected.

C. Has this service been provided in the past? If so, how? If the service was provided under a previous PSC, attach copy of the most recently approved PSC.

Service has not been provided in the past.

D. Will the contract(s) be renewed?

No

E. If this is a request for a new PSC in excess of five years, or if your request is to extend (modify) an existing PSC by another five years, please explain why.

The San Francisco Public Utilities Commission (SFPUC) Millbrae Campus Improvement project consists of the design and construction of multiple buildings on a common site. The delivery of the project will be phased across several years, the consultants will be involved from the schematic design, design development, construction document, permit and bid, construction administration, and close-out phase of the project. Design will begin in 2024 and the final completion is anticipated in 2031.

2. Reason(s) for the Request**A. Indicate all that apply (be specific and attach any relevant supporting documents):**

Short-term or capital projects requiring diverse skills, expertise and/or knowledge.

B. Explain the qualifying circumstances:

This service will only be utilized for the SFPUC Millbrae Campus Improvement project.

3. Description of Required Skills/Expertise

A. Specify required skills and/or expertise: The types of skill required are design and engineering services in the mechanical, electrical, plumbing, civil, and structural engineering discipline. Professional experiences in the following expertise are also necessary: security, technology, sustainability, audio-visual and low-voltage, acoustic design, fire protection, vertical transportation, building management systems, façade maintenance, wind analysis, signage, graphic design, and waterproofing.

B. Which, if any, civil service class(es) normally perform(s) this work? 5218, Structural Engineer; 5241, Engineer;

C. Will contractor provide facilities and/or equipment not currently possessed by the City? If so, explain: No

4. If applicable, what efforts has the department made to obtain these services through available resources within the City?

Public Works in-house mechanical, electrical, plumbing, civil, and structural engineers will work on some components of the project where their capacity allows, however they are not able to provide service for the full scope and advised the project team to procure services via outside consultants. Additionally, Public Works do not currently possess in-house expertise for the other areas of work outside of mechanical, electrical, plumbing, civil, and Structural engineering as listed in the Concise Description of Proposed Work.

5. Why Civil Service Employees Cannot Perform the Services to be Contracted Out**A. Explain why civil service classes are not applicable.**

Public Works in-house mechanical, electrical, plumbing, civil, and structural engineers will work on some components of the project where their capacity allows, however they are not able to provide service for the full scope and advised the project team to procure services via outside consultants. Additionally, Public Works do not currently possess in-house expertise for the other areas of work outside of mechanical, electrical, plumbing, civil, and Structural engineering as listed in Concise Description of Proposed Work.

B. If there is no civil service class that could perform the work, would it be practical and/or feasible to adopt a new civil service class to perform this work? Explain. Due to the timing of the RFP schedule, establishing new civil service classes to perform the services listed in description of proposed work would be infeasible. Additionally, many of the services listed in description of proposed work are unique and are not regularly needed in other projects, thus, creating new civil service classes in those areas would not be practical.

6. Additional Information

- A. Will the contractor directly supervise City and County employee? If so, please include an explanation.
No.
- B. Will the contractor train City and County employees and/or is there a transfer of knowledge component that will be included in the contract? If so, please explain what that will entail; if not, explain why not.
No. The consultants will be providing professional services and training is not typically offered under their scope of work. This request is for a one-time service that is needed for the SFPUC Millbrae Campus Improvement project, there is no on-going service that requires training to be provided.
- C. Are there legal mandates requiring the use of contractual services?
No.
- D. Are there federal or state grant requirements regarding the use of contractual services? If so, please explain and include an excerpt or copy of any such applicable requirement.
No.
- E. Has a board or commission determined that contracting is the most effective way to provide this service? If so, please explain and include a copy of the board or commission action.
No.
- F. Will the proposed work be completed by a contractor that has a current PSC contract with your department? If so, please explain.
No.

7. Union Notification: On 02/22/2024, the Department notified the following employee organizations of this PSC/RFP request:
Architect & Engineers, Local 21; Prof & Tech Eng, Local 21; Professional & Tech Engrs, Local 21

I CERTIFY ON BEHALF OF THE DEPARTMENT THAT THE INFORMATION CONTAINED IN AND ATTACHED TO THIS FORM IS COMPLETE AND ACCURATE:

Name: Alexander Burns Phone: 415-554-6411 Email: alexander.burns@sfdpw.org

Address: 49 South Van Ness Avenue Suite 1600 San Francisco, CA 94103

FOR DEPARTMENT OF HUMAN RESOURCES USE

PSC# 45763 - 23/24

DHR Analysis/Recommendation:

action date: 05/06/2024

Commission Approval Required

Approved by Civil Service Commission

05/06/2024 DHR Approved for 05/06/2024



Julia Laue, FAIA, LEED AP, Principal Architect & Bureau Manager | Public Works BDC - Architecture
julia.laue@sfdpw.org | T. 628.271.2868 | 49 South Van Ness Ave. Suite 1100, San Francisco, CA 94103

MEMORANDUM

Date: July 10, 2024

Project: San Francisco Public Utilities Commission – Millbrae Campus Improvement Project

Subject: Award Summary to One Responsive and Responsible Proposal Received

This letter serves to initiate the awarding of the Sole Proposer, Arup US, Inc., without further evaluation for Request for Qualifications (RFQ) Sourcing Event ID 9154 for Engineering and Specialized Services for San Francisco Public Utilities Commission – Millbrae Campus Improvement Project.

Background

The City and County of San Francisco (“City”) received one proposal for the aforementioned RFQ on April 19, 2024M, from Arup US, Inc. The project team has determined that the Sole Proposer meets the minimum qualifications, and the City intends to award a contract based on the analysis listed below.

Analysis

- **Qualification Evaluation:**

Due to the project’s complexity, size, and stringent design and technical criteria, the RFQ solicited integrated engineering teams that could demonstrate their expertise in the technical engineering, coordination, and relevant experience in similar project types via the following Qualifications:

1. Minimum of 10 years relevant project experience from the principal or lead personnel of each Integrated Engineering Discipline (Structural, Mechanical, Electrical, Plumbing).
2. Minimum of 2 Completed mass-timber projects of at least \$5 million (construction cost) by the Structural Engineering principal or lead personnel.

3. The prime consultant must have provided integrated engineering services (including Structural, Mechanical, Electrical and Plumbing) on at least 3 projects with a construction cost greater than \$50 Million in the last 10 years. At least one of these projects must feature a laboratory, hospital, higher-education facility, or civic building (City Hall, Courthouse, Museum)
4. Furthermore, integrated engineering subconsultant principals or lead personnel (Structural, Mechanical, Electrical, Plumbing) must have a minimum of 10 years of relevant project experience.

The sole proposer has demonstrated that they have exceeded these minimum qualifications in their proposal through the CV's and project experience of their direct project staff and subconsultants, and their demonstration of relevant project types that directly relate to the project, including highly complex campuses (Apple Park, Zeiss Americas, and Samsung Americas HQ), Civic projects (SFO Terminal 1, California Academy of Sciences), and complex lab and hospital projects (UCSF Mission Bay) among others.

- **Relevance to Project Scope:**

The specific qualifications requested in the solicitation are common, and well below the project threshold required for a team working on a project of this caliber and complexity. While mass timber construction is somewhat new in the City's portfolio, it is well-known and quite common on projects designed in the last 10 years or so. There is no lack of structural engineering firms with this level of experience in the Bay Area, including some of the leading firms in the industry. Further, we clarified in the RFQ addendum that this \$5M construction cost criteria is the Building Construction Cost, not just the cost of the mass-timber scope. This is very small, and readily reached by numerous qualified engineering firms.

It is also important to note that while these requirements may seem high, this is an estimated \$270M construction contract, where the largest component is a new \$170M 2-story, mass timber laboratory building that is designed for an essential facility seismic level, thus the need for an engineering team of the highest caliber.

As noted in the qualifications evaluation above, the demonstrated experience shown in the CV's and project experience of the key personnel of the proposer and key integrated engineering sub consultants exceeds the requirements of the minimum qualifications, and the relevant project experience also exceeds the qualifications required in this solicitation. Of particular note – the proposer's team organization, and members placed in key roles such as Project Director, Project Manager, and leads of each integrated engineering discipline have clearly demonstrated evidence of experience and effective alignment of resources to ensure clear project communications and management both internally to the team and the project subconsultants. We feel confident that the proposer's assembled team can be counted on to deliver a successful project.

- **Past Projects:**

As noted in the qualification evaluation above, the proposer has demonstrated vast experience in campus and building projects of Civic scale, featuring integrated engineering teams, and technically complex programs such as Laboratories, Hospitals, and other campuses. Projects such as Apple Park, the Samsung and Zeiss Campuses, the University of California - San Francisco, and the California Academy of Sciences have been successfully completed and indicate the ability of the proposer to deliver this project on time, within budgetary constraints, and to the highest levels of quality required by our solicitation.

- **Outreach Efforts:**

On March 19, 2024, the San Francisco Public Works issued an RFQ for engineering design, construction administration, and specialty consulting services related to the San Francisco Public Utilities Commission - Millbrae Campus Improvements Project. The Sourcing Event was created and advertised through the City's Financials and Procurement System "PeopleSoft" notifying potential bidders of the opportunity. The project was also featured on the Public Works Bid Opportunities website, ensuring widespread visibility of upcoming projects.

Furthermore, good faith outreach efforts were made through targeted e-mail announcements to the San Francisco Library, Contract Monitoring Division and Plan Holder exchanges, alerting them of the bid opportunity and providing access to the relevant solicitation documents via accessible links.

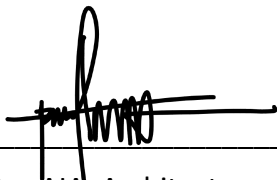
A Preproposal Conference was held on March 26, 2024, attracting around thirty-two (32) interested Proposers in attendance, of which 7 proposers indicated their interest as prime consultants for the proposal.

Post submission, the City contacted three firms that had expressed initial interest but did not submit proposals. These firms generally cited internal resource constraints, and the complexity of assembling multidisciplinary teams required for large scale projects as primary reasons for their decision not to submit proposals.

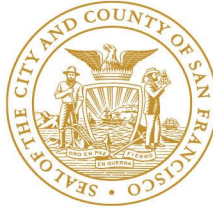
Conclusion

After thorough evaluation and in accordance with the procurement guidelines, San Francisco Public Works intends to award a contract to the Sole Proposer, Arup US, Inc.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul De Freitas", written over a horizontal line.

Paul De Freitas AIA, Architect



MEMORANDUM

Date: April 29th, 2024
To: Lisa Zhuo, Contract Manager, SF Public Works
From: Michelle Kassatly, Contract Compliance Officer, CMD
Subject: RFQ 9154 SFPUC Milbrae Campus Improvement Project

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

Rating Bonus

The following is a summary of the rating bonus information:

FIRM	Status, Type and Size	Rating Bonus
Arup US Inc.	N/A	Not Eligible

Score Sheets and Score Tabulations

The Request for Proposal (“RFP”) indicates that only the top ranked proposers from the written evaluation will be scored. CMD has reviewed the final score tabulations from the SF Public Works. Based on this information and after the application of the LBE rating bonus, the proposer is ranked as follows:

RANK	FIRM
1	Arup US Inc.

LBE Subconsultant Participation Requirement

Arup US Inc., the sole proposer, met the 20% Micro/Small-LBE subconsultant participation requirement by listing the following Micro/Small-LBE firms:

Firm	Service	Status, Type and Size	LBE Participation
Banks Landl Lighting Design Laboratories	Lighting	SF LBE OBE (Small)	2.00%
Clearstory Inc	Signage & Graphics	SF LBE WBE (Micro)	1.00%

Vibro-Acoustic Consultants	Acoustics	SF LBE MBE (Micro)	2.00%
HRA Consulting Engineers	Electrical	SF LBE MBE (Micro)	15.00%
TOTAL:			20.0%

Arup US Inc. also listed the following non-LBE firms:

Firm	Service	LBE Participation
AR Green Consulting LLC	Sustainability/ Energy Modeling/ LEED	2.00%
Simpson Gumpertz & Heger	Waterproofing & Façade Maintenance	2.00%
TOTAL:		4.00%

Good Faith Efforts Requirements

Arup US Inc. utilized Approach B (Inclusion of Micro-LBE) on CMD Form 2B to meet the Good Faith Efforts (“GFE”) Requirements. Arup US Inc. demonstrated that it met the GFE requirements under Approach B by listing the Micro-LBE firm: Banks Landl Lighting Design.

The RFP indicates that a contract will be awarded to the highest ranked proposer. Based on the foregoing, CMD has determined that Arup US Inc. has complied with the pre-award Chapter 14B requirements. Should you have any additional questions and/or concerns, please feel free to contact me at michelle.kassatly@sfgov.org.



Carla Short, Interim Director | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

NOTICE OF INTENT TO AWARD

Date: July 11, 2024

To: Alex Lofting
Arup US, Inc.

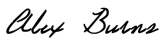
Via Email: alex.lofting@arup.com

Re: RFQ Sourcing Event ID 9154 for San Francisco Public Utilities Commission – Millbrae
Campus Improvement Project

The City has concluded its selection process for the above referenced RFQ Solicitation. The City is issuing this Notice of Intent to award a contract to Arup US, Inc.

The Public Works Project Manager will be contacting Arup US, Inc. to initiate contract negotiations shortly. Should you have any questions or require further information, please do not hesitate to contact Belle Macaranas of our office at Belle.Macaranas@sfdpw.org, if you have questions.

Thank you for your time and participation.

DocuSigned by:

0F0786BF7044402...

Alexander Burns
Contract Administration Manager
San Francisco Public Works

cc: Julia Laue; Paul De Freitas; Lisa Zhuo - Bureau of Architecture, Public
Works Michelle Kassatly, Contract Monitoring Division