



Meeting Date: February 13, 2025

To: Public Works Commission

Through: Carla Short, Public Works Director
Albert Ko, Deputy Director and City Engineer

From: Paul De Freitas, Architect

Subject: Professional Services Contract - San Francisco Public Utilities
Commission - Millbrae Campus Improvements Engineering Services –
Contract Award

Director’s Recommendation: Award contract for professional and specialized engineering services for the San Francisco Public Utilities Commission Millbrae Campus Improvements Project to Arup US, Inc. in the amount of \$9,630,607 for a contract duration of 2,920 days (8 years), extendable by the City to 3,650 calendar days (10 years).

Contract Background: The San Francisco Public Utilities Commission (SFPUC) seeks to upgrade its regional Water Enterprise headquarters, the Millbrae Campus, located at 1000 El Camino Real in Millbrae. The Project will alleviate overcrowding, address code and safety issues, consolidate operations, eliminate inefficiencies and accommodate current and future operational needs. The campus improvements will be constructed in phases to allow continued operation and minimize disruption in the Millbrae campus. Similarly, the design will also be implemented in phases with staggered design deliverables, allowing construction to start on some phases of the site, while design activities are ongoing.

As a Chapter 6 department, SFPUC leads and will hold the construction contract – engaging the Construction Manager/General Contractor (CMGC), and remains responsible for environmental clearance, community outreach, and regulatory affairs. In a collaborative approach, SFPUC has engaged Public Works Bureau of Architecture to lead the design process – responsible for leading and managing the full design team of in-house staff and engaging, contracting, and managing consultants.

The Project consists of the following new structures and site upgrades throughout the 15-acre campus:

1. New Laboratory and Administrative Office building – 2 stories, 66,000 square feet – LEED Gold.
2. New Wellness Pavilion – 1 story, 2000 sf
3. Full Renovation of Existing Administration Office Building, 1 story, 28,000 square feet, LEED Gold
4. New South Shops – (adaptive reuse of Existing Retail building into new Industrial workshops and Offices – 1 story, 38,000 square feet, LEED Gold

5. New and Reconfigured campus utilities, including campus WDT Electrical plant infrastructure, backup power generation, and Solar resilient EV charging infrastructure.
6. Demolition of existing structures, and temporary facilities
7. Grading, paving, landscape and fencing work

Given the large volume of work, Public Works and SFPUC worked collaboratively with our in-house engineering and architecture teams to assess future workload forecasts and special skillsets needed – and jointly developed a plan that utilizes both in-house workforce as well as consultants to deliver the required services in an efficient and timely manner. This strategy was presented and approved by the Civil Service Commission in PSC number 45763-23/24.

Solicitation Process: 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.

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 City received one proposal for the aforementioned RFQ on April 19, 2024, from Arup US, Inc. City staff reviewed the proposal in detail to ensure it met the qualifications of the solicitation.

Summary of Proposal Analysis:

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.

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. It is also important to note that while these requirements may seem high, this is an estimated \$270 million 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.

The Proposer’s demonstrated experience 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 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 sub-consultants.

Based on the above, the project team felt confident that the proposer’s assembled team could be counted on to deliver a successful project, the proposer was deemed Responsible, and the City issued a Notice of Intent to Award to Arup US, Inc. on July 11, 2024.

The City then jointly negotiated the cost component of the proposal with Arup, ensuring that the billing rates complied with the proposal, and that schedule durations, hours, staffing assignments, and anticipated reimbursable costs were fair, reasonable, and appropriate for the project scope, schedule and complexity. These were referenced against past comparable projects and budgetary benchmark evaluation tools including the California Multi-Agency Benchmarking report.

Contract Details:

Contract Title:	San Francisco Public Utilities Commission – Millbrae Campus Improvements
Personal Services Contract No.:	45763-23/24 approved by Civil Service Commission on May 6, 2024
Contract Award Amount:	\$9,630,607

Contract Funding Sources (if applicable):	San Francisco Public Utilities Commission – Water Enterprise Capital Improvements Program	
Anticipated Project Schedule:	Notice To Proceed	January 31, 2025
	100% Schematic Design Milestone Goal (Phases I, II, and III)	April 2025
	100% Construction Documents Milestone Goal (Phase I)	June 2026
	Construction Notice To Proceed (Phase I)	March 1, 2026
	100% Construction Documents Milestone Goal (Phase II)	December 2027
	Construction Notice To Proceed (Phase II)	January 3, 2028
	100% Construction Documents Milestone Goal (Phase III)	February 2029
	Construction Notice To Proceed (Scope III)	December 1, 2029
	Substantial Completion	August 1, 2031
	Final Completion	December 30, 2031
Contract Duration:	2,920 days (8 years), extendable by the City to 3,650 calendar days (10 years)	
Contractor Name:	Arup US, Inc.	
Compliance with Chapter 14B Local Business Enterprise Ordinance:	20% LBE, (3% Micro-Small LBE)	
Other Compliance:	Article 131/132 Equal Benefits ; MCO; HCAO; First Source Hiring;	
Additional Information:	N/A	
Attachments:	Attachment 1: Resolution Attachment 2: RFQ 9154 CMD Award Memo Attachment 3: RFQ 9154 Notice of Intent to Award Attachment 4: PSC 45763 – 23/24 Form 1 Approval Attachment 5: RFQ 9154 Award Summary Memo 07-10-24 – FINAL	

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

RESOLUTION NO. _____

WHEREAS the **San Francisco Public Works** (“Department”) wishes to procure professional and specialized engineering services in connection with the design of San Francisco Public Utilities Commission, Millbrae Campus Improvements Project, from Arup US, Inc.; and

WHEREAS, Public Works advertised a Request for Qualifications (“RFQ”) on March 19, 2024, and held a pre-proposal conference on March 26, 2024, attracting around thirty-two (32) interested Proposers in attendance, of which 7 proposers indicated their interest as prime consultants; and

WHEREAS, Consultant was competitively selected under Sourcing Event ID 9154, as required by San Francisco Administrative Code Chapter 6.40 through a RFQ issued on March 19, 2024; and

WHEREAS, the City and County of San Francisco (“City”) received one proposal for the aforementioned RFQ on April 19, 2024, from Arup US, Inc. Public Works staff and Contract Monitoring Division (“CMD”) staff thoroughly reviewed the proposal and determined that the Sole Proposer meets the qualifications of the Solicitation, and issued a Notice of Intent to Award on July 11, 2024; and

WHEREAS CMD established a Local Business Enterprise (“LBE”) subcontracting requirement of 20% for this contract and the contractor committed to LBE participation of 20% in its proposal; and

WHEREAS approval for the Agreement was obtained on May 6, 2024, from the Civil Service Commission, under PSC number 45763-23/24; and

WHEREAS, Public Works staff negotiated the contract terms with the proposer to a total sum of \$9,630,607, and a contract duration of 2,920 days (8 years), with options to extend the term for 2 additional years, for a total of 3,650 calendar days (10 years), and

FURTHER RESOLVED, That this Commission hereby awards a contract for professional and specialized engineering services for the San Francisco Public Utilities Commission Millbrae Campus Improvements Project in the amount of \$9,630,607 and an initial contract duration of 2,920 days (8 years).

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

Commission Affairs Manager
Public Works Commission



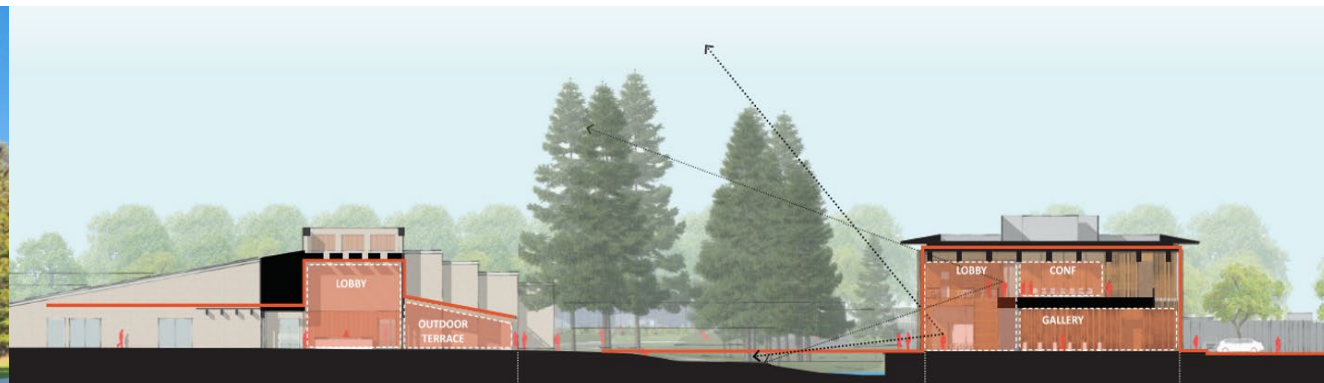
February 13, 2025

SFPUC Millbrae Campus Improvements

Professional Services Contract - Engineering

Paul De Freitas

Architect, Bureau of Architecture



SFPUC Millbrae Campus Improvements Request

Recommend Commission:

**Award San Francisco Public Works Contract:
SFPUC Millbrae Campus Improvements
Engineering Services**

Amount:

\$9,630,607

Duration:

2,920 Calendar Days (8 years), extendable by City to 3,650 calendar days (10 years)

Contractor:

Arup, US, Inc.

Reason:

Support the Public Works project design team with integrated engineering for the new mass timber laboratory and administration building and specialty engineering consulting site-wide.

A Collaboration between SFPUC and Public Works

SFPUC – **Project Management, Construction Contracting**
Regulatory Affairs and Environmental Clearance

Public Works – **Professional Services Lead**
Architecture and Engineering, Consulting Services
Consultant Contracts and Management

Project Location – SFPUC Millbrae Campus – Millbrae, CA



Project Goals and Objectives



NEW PROGRAM

+

ORGANIZATION & OPERATIONS

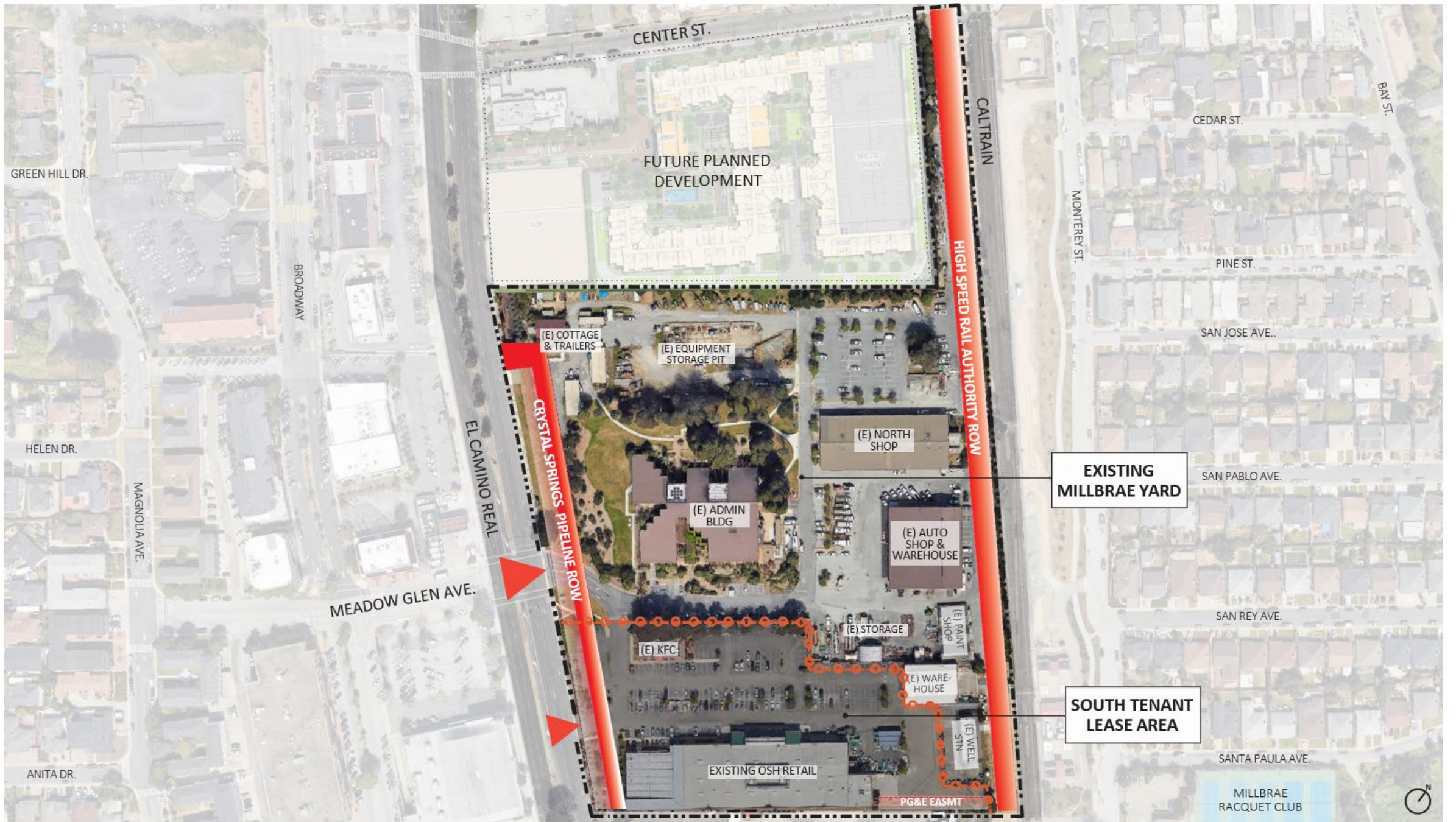
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CAMPUS IDENTITY

- New Water Quality Laboratory Building
- Accommodate growth in staff and fleet
- Enhance resilience through seismic design, enhanced site power and building systems

- Phased construction to ensure continuous operation
- Consolidate divisions in a single campus
- Enhance efficiency in workflow and circulation

- Site organization to maximize efficiency, safety and collaboration
- Cohesive campus design that maximizes the best attributes of the site and creates a unified departmental vision





① METER HOUSE AND EL CAMINO FRONTAGE



② SITE PIT FROM REMAINING OLD BUILDING



③ REDWOOD GROVE



④ UNDERUTILIZED & DISORGANIZED SITE



⑤ EXISTING ADMINISTRATION BUILDING



⑥ TEMPORARY TRAILERS TO HOUSE GROWING STAFFING NEEDS

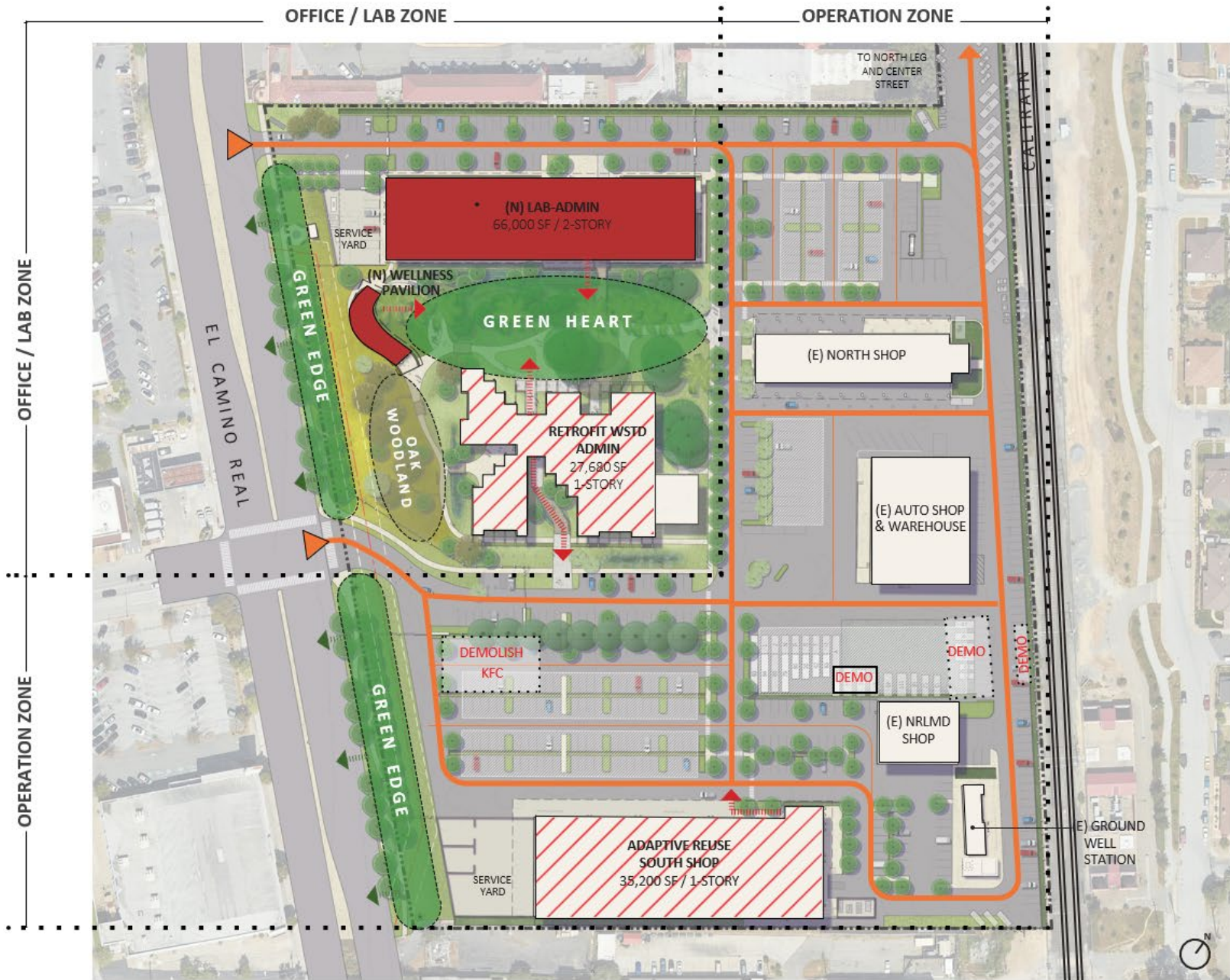


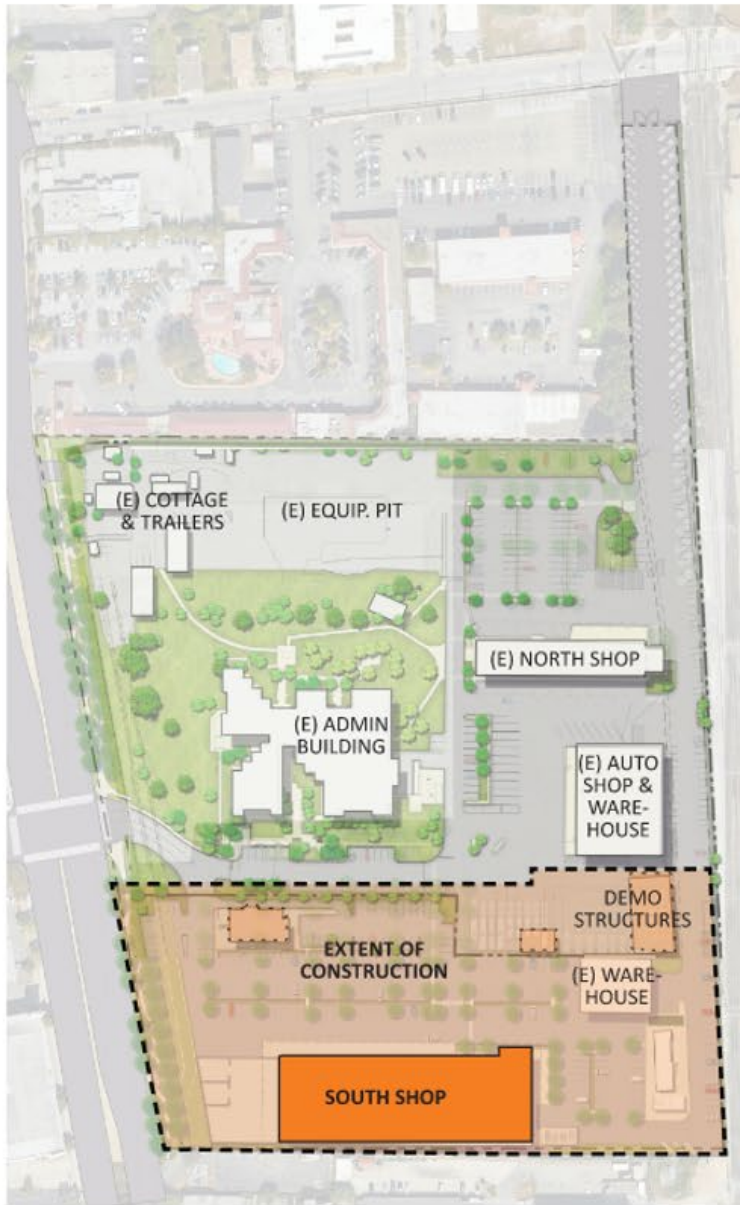
⑦ NORTH SHOP BUILDING



⑧ OSH RETAIL BUILDING AND PARKING LOT



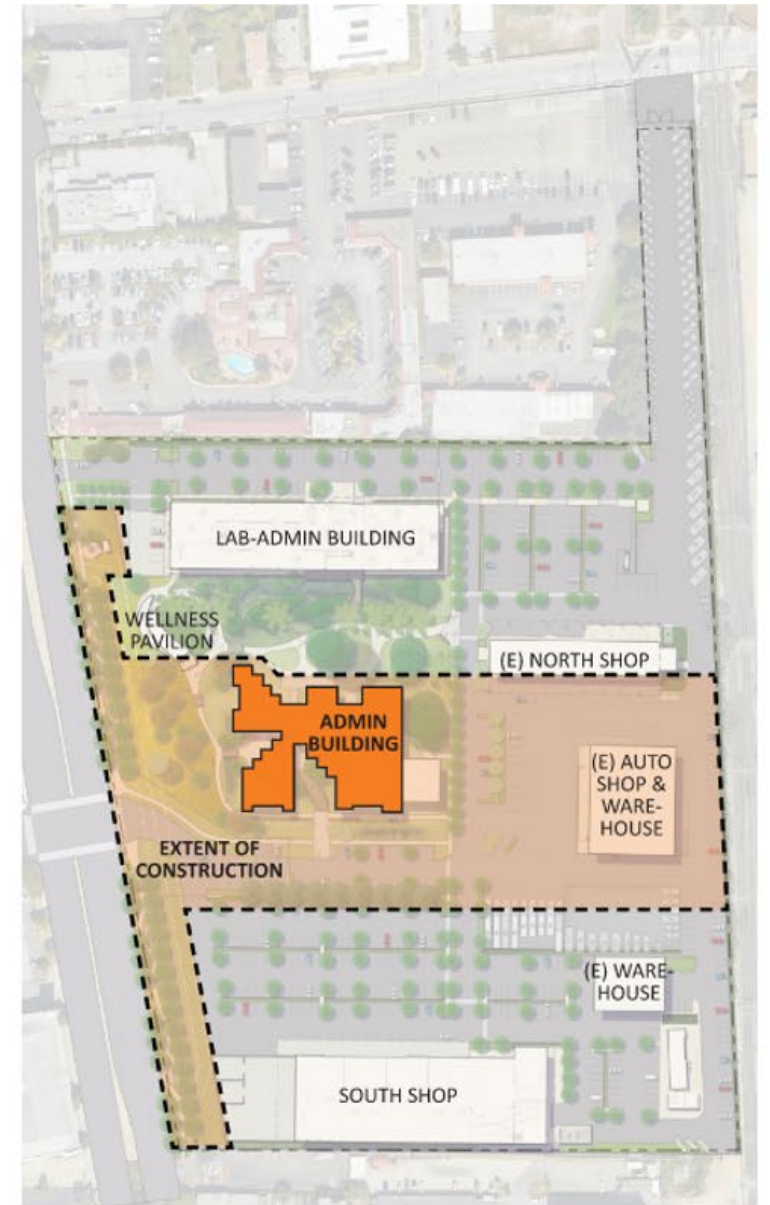




PHASE 1 - ADAPTIVE RE-USE / GUT RENOVATION



PHASE 2 - NEW CONSTRUCTION



PHASE 3 - ADAPTIVE RE-USE / GUT RENOVATION



Projected Construction Schedule and Budget

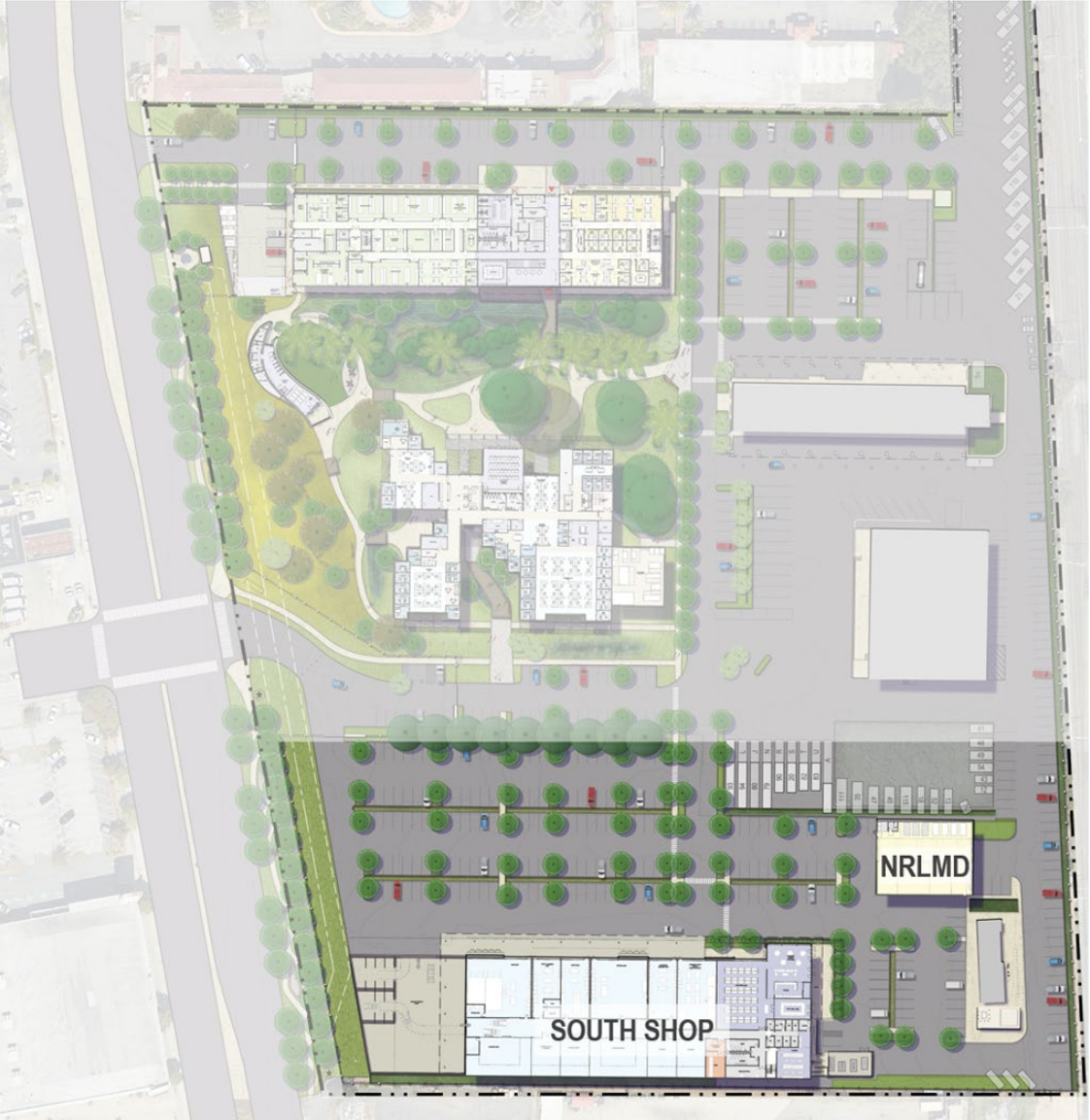


October 2026 - October 2031

Project Budget \$428M

Construction Budget \$315M

Phase 1 – South Campus – Operations Workshops



Construction: June 2026 – November 2027 | Total Phase Cost Estimate: \$56M

- **Water Supply and Treatment Workshops (\$31M)**
Adaptive re-use / Gut renovation of former retail building
38,000 SF, full backup power

Workshops with outdoor canopied loading/laydown area, interior high-bay storage, outdoor service yard with canopy, open office suite, commons/lounge, lockers and restrooms, outdoor patio with BBQ area
All new HVAC, and electrical systems
- **Natural Resources Workshop (\$1.3M)**
Minor modifications to existing warehouse
7,000 SF, emergency lighting – (no backup power)
New restroom with shower, washer/dryer, paint, lighting
Storage racks, workbenches, new skylight, motorized doors
- **Sitework and Infrastructure (\$24M)**
- **New PGE Power Infrastructure and Microgrid**
Power for shops, EV fleet charging
PV (roof and carports) / battery and diesel generators (500kVA)
- **Parking / Stormwater Management**
New grading, paving
Bioretention basins and bioswales

Phase 2 – North Campus – New Lab / Administration Building + Wellness



Construction: December 2027 – November 2029 | Total Phase Cost Estimate: \$147M

- **New Lab and Administration Building (\$114M)**

- New construction, 66,000 SF, full backup power
 - Lab and office space for Water Quality Lab, Natural Resources and IT staff
 - Shared amenities, commons, conference rooms, lockers
 - Service yard for deliveries and staging

- **Wellness Pavillion (\$4.9M)**

- New construction, 1,800 SF,
 - Indoor/outdoor wellness and gathering area
 - Fitness equipment and studio/open class space, restrooms
 - Outdoor gathering space with BBQ area

- **Sitework and Infrastructure (\$29M)**

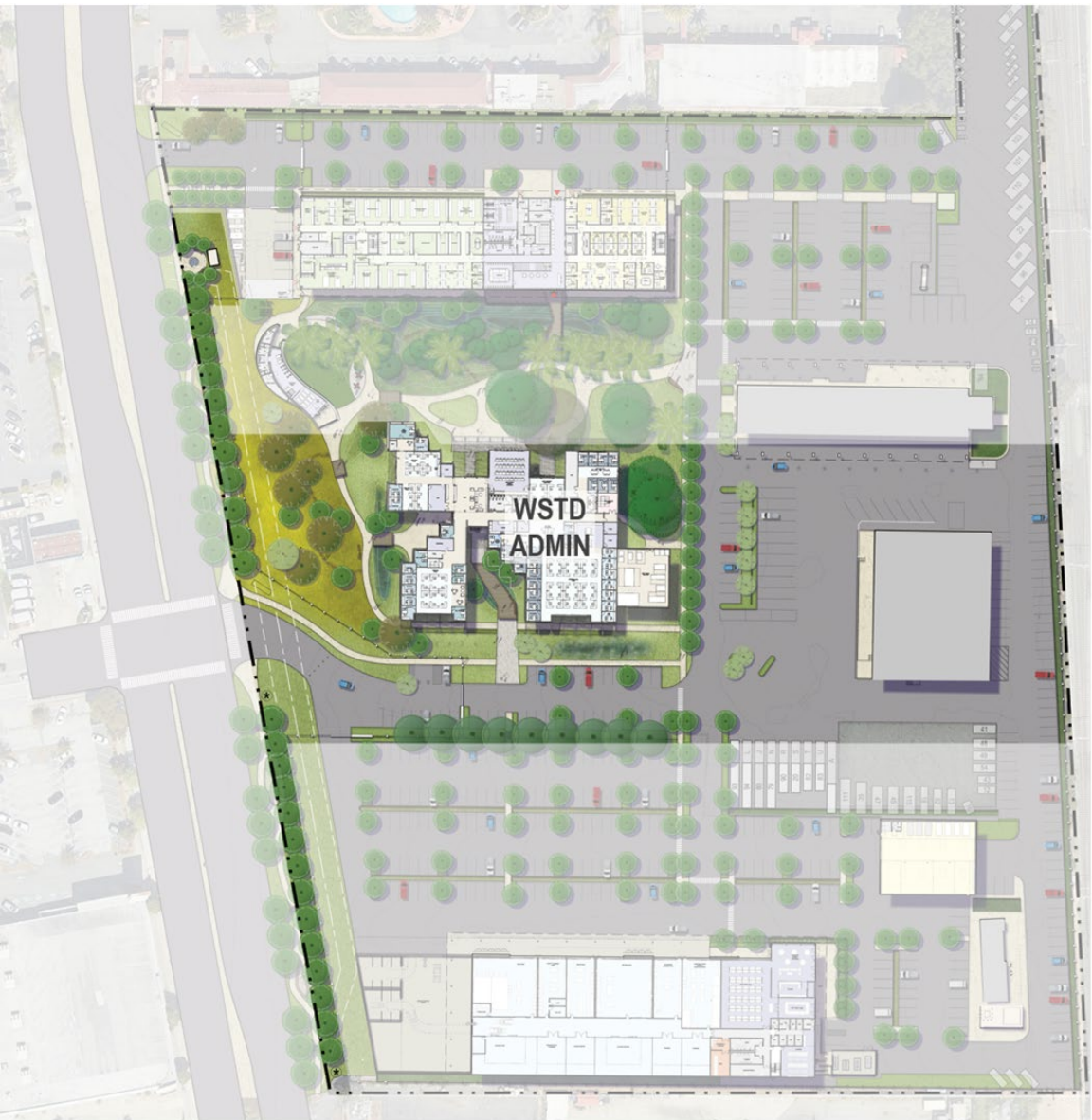
- **New PGE Power Infrastructure and Microgrid**

- Power for buildings, EV fleet charging
 - PV (roof and carports) / battery and diesel generators (500kVA)

- **Parking / Stormwater Management**

- New grading, paving
 - Bioretention basins and bioswales

Phase 3 – Existing Administration Building Renovation + El Camino Frontage



Construction: December 2029 – October 2031 | Total Phase Cost Estimate: \$72M

- **Renovate Administration Building (\$40M) (SPC II)**
Gut renovation / seismic retrofit of existing building for Water Supply and Treatment Division offices.
28,000 SF, full backup power
Office spaces, commons/lounge areas, conference rooms
New HVAC and electrical systems, weatherproofing, roofing, glazing and door systems, new finishes, lighting
- **Sitework and Infrastructure (\$32M)**
- **New Backup Power systems and Microgrid connections to Phase 2**
Power for building, EV fleet charging
PV / battery storage and diesel generators (350kVA)
- **Parking / Stormwater Management**
New grading, paving
Bioretention basins and bioswales
- **El Camino Street Frontage**
New sidewalks, boulevard street tree planting, fencing
Public Art installations

Collaborative City and Consultant Team - Procurement

Hybrid project team of both Public Works in-house and consultant teams

Collaborative approach with Public Works engineering teams

Provides for specialized expertise and temporary workload / staffing impacts

RFQ approved by Civil Service Commission in May 2024 (PSC 45763-23/24)

RFQ competitively bid (RFQ 9154)

Extensive outreach (32 interested proposers, 7 prime teams)

City issued Notice of Intent to award to Arup on 7/11/24

Proposal jointly negotiated by City and Arup

Ensuring compliance with the RFQ criteria and evaluating cost, schedule and staffing hours for team

Project Team Structure

SFPUC Project Management
CMGC Construction Contracting

Public Works

Bureau of Architecture –	Project Architect / Project Lead
Bureau of Landscape Architecture –	Landscape Architect
Bureau of Engineering –	Structural & MEP, (Phase 1 /3), Civil Engineering (all)

Public Works As-Needed Consultants

Cost Estimating, Lab Planning, Traffic, Geotechnical, Specifications

ARUP

Integrated Engineering Consulting (Phase 2 Lab Building)
Structural (Mass Timber), Mechanical, Electrical, Plumbing, Façade, Elevator

ARUP (and sub consultants)

Specialty Engineering Consultants (all phases)
Sustainability, Energy Modeling, PV, Site Electrical, Utilities, Acoustics, Lighting, Wind Consulting, ITS, AV

City and Consultant Collaborative Work Scope Diagram

Phase 1 & 3/4 Buildings

Structural	-----	SFPW
Mechanical	-----	SFPW
Electrical / F.A.	-----	SFPW
Plumbing/F.S	-----	SFPW

Audiovisual	-----	Arup Team: Vibro-Acoustics
Waterproofing	-----	SFPW Team: TBD
Sustainability & LEED	-----	Arup Team: AR Green
Energy Modeling & Daylighting	-----	Arup

Architecture	-----	SFPW
ITC Engineering	-----	Arup & Arup Team: HRA
Lighting Design	-----	Arup Team: Banks Landl
BMS Systems Integration	-----	Arup
Wind Consulting	-----	Arup
Acoustics & Vibration	-----	Arup Team: Vibro-Acoustics
Signage & Graphic Design	-----	Arup Team: Clear Story
Electronic Security	-----	SFPUC Team: Catalyst
Cost Estimating	-----	SFPW Team: M. Lee
Geotechnical Engineering	-----	SFPW Team: AECOM Engeo

Structural Engineering	-----	Arup
Electrical/Fire Alarm	-----	Arup Team: HRA
Mechanical Engineering	-----	Arup
Plumbing Engineering/Fire Suppression	-----	Arup
Resilience (Seismic, Wildfire Smoke, Extreme Heat)	-----	Arup
Vertical Transportation Consulting	-----	Arup
Façade Consulting, Access & Maintenance	-----	Arup

Site

Civil Utilities	-----	Arup
Civil Ground Plane & Above	-----	SFPW
+ Hydraulics - Sewer and Storm Drain		
Physical Security	-----	Arup & SFPW
Site Electrical Systems	-----	Arup
Landscape Architecture	-----	SFPW
Traffic Analysis	-----	SFPW Team: KJ/AGS

Phase 2 Buildings

Tentative Project Schedule

Schematic Design (all phases)

January 2025 – June 2025

CM/GC Contractor Pre-Construction

April 2025

Design (Phase 1)

July 2025 – July 2026

Construction Start

October 2026

Design (Phase 2)

August 2026– December 2027

Design (Phase 3)

January 2028 – March 2029

Construction Complete

September 2031

SFPUC Millbrae Campus Improvements Request

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QUESTIONS