

Memorandum

Agenda Item 2e

TO: Bay Area Headquarters Authority

DATE: March 17, 2017

FR: Deputy Executive Director

W. I. 9130

RE: Consultant Bench – On-Call Building Construction and Design Review Services (4LEAF, Inc., Applied Materials & Engineering, Inc., Bureau Veritas North America, Inc., CSG Consultants, Inc., EsGil Corporation, Holmes Structures, IMEG Corp, Interwest Consulting Group)

This memorandum requests approval of a pre-qualified bench of consulting firms to provide design review and construction inspection services to support various agency projects for a period commencing April 1, 2017 and ending February 20, 2020 with an option to extend for up to an additional three years.

Background

On February 27, 2017 BAHA issued a Request for Qualifications (RFQ) to establish a bench of consulting firms to provide design review and construction inspection services for BAHA projects, with an emphasis on the commercial and retail tenant improvements (TI) at the Bay Area Metro Center at 375 Beale Street, San Francisco (Metro Center).

The RFQ designated six categories requiring review for code compliance:

1. Mechanical design review;
2. Electrical design review;
3. Plumbing design review;
4. Structural design review;
5. Certified access specialist accessibility review; and
6. Inspector of record, special, inspection, and testing services.

The selected bench of firms will be on call to perform their respective services for projects as they arise. The first set of contracts to be executed under this procurement are expected in April 2017 for the construction of the Metropolitan Transportation Commission (MTC) and Bay Conservation Development Commission (BCDC) build-out on Level 5 of the Metro Center. Not all firms will be immediately under contract.

Proposers could apply for any or all of the service categories outlined in the RFQ.

Procurement Process

In response to the RFQ, staff received Statements of Qualifications (SOQs) from nine firms. All firms were found to meet the minimum qualifications in their respective categories.

An evaluation panel consisting of BAHA staff reviewed all of the SOQ's and scored them based on qualifications and experience, availability of qualified personnel, and past experience. Based on the

evaluation, staff is proposing to select eight firms to provide BAHA with the most flexibility for successful project delivery. The proposed consultants are (in alphabetical order) as follows:

| | Firm | Design Review | | | | | Construction Inspection |
|---|---------------------------------------|---------------|------------|----------|------------|-----------------------------|-------------------------|
| | | Mechanical | Electrical | Plumbing | Structural | Certified Access Specialist | |
| 1 | 4LEAF, Inc. | X | X | X | X | X | X |
| 2 | Applied Materials & Engineering, Inc. | | | | | | X |
| 3 | Bureau Veritas North America, Inc. | X | X | X | X | X | X |
| 4 | CSG Consultants, Inc. | X | X | X | X | X | |
| 5 | EsGil Corporation | X | X | X | X | X | |
| 6 | Holmes Structures | | | | X | | |
| 7 | IMEG Corp | X | X | X | X | | |
| 8 | Interwest Consulting Group | X | X | X | X | X | X |

All selected firms listed above submitted very strong SOQs and have extensive experience and expertise. All of these firms have available resources and local offices, which will allow BAHA to quickly access technical assistance as needed. All selected firms demonstrated strong qualifications of key staff and a depth of specialized expertise within their respective project teams in relation to the categories on which they proposed. One firm is not being recommended for the consultant bench: Collective Management Services proposed on Categories 1-3, but the other selected firms had more relevant experience and stronger staff qualifications and provide sufficient depth to the bench in those Categories.

Consultants will be selected for individual projects based on Consultants' relevant experience and qualifications and availability at the time. BAHA may make either a direct selection or issue a mini-procurement, at its discretion, as specified in the RFQ.

Attachment A includes a summary of the selected firms' small business and disadvantaged business enterprise status.

Recommendation

Staff recommends that this Authority approve the pre-qualified bench of firms identified above to provide on-call design review and construction inspection services for a three-year term from April 1, 2017 and ending February 20, 2020, with an option to extend for up to an additional three years, with an initial budget for all contracts to be determined as projects arise, subject to the annual budget approval process. Staff will return to this Authority for contract approval in each instance in which a contract or amendment exceeds the Executive Director's designated signature authority.



Andrew B. Fremier

ABF:gs

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REQUEST FOR AUTHORITY APPROVAL

Summary of Proposed Consultant Bench

| | |
|-----------------------------|--|
| Consultants: | For Design Review Services: 4LEAF, Inc., Bureau Veritas North America, Inc., CSG Consultants, Inc., EsGil Corporation, Holmes Structures, IMEG Corp, Interwest Consulting Group For Construction Inspection Services: 4LEAF, Inc., Applied Materials & Engineering, Inc., Bureau Veritas North America, Inc., Interwest Consulting Group |
| Work Project Title: | 375 Beale Street On-Call Building Construction and Design Review Services |
| Purpose of Project: | Provide design review and construction inspection services for BAHA capital projects. |
| Brief Scope of Work: | Review design and inspect construction for compliance with regulatory and building code requirements. |
| Project Cost Not to Exceed: | Individual contracts TBD. The estimated total budget for the contracts has not been determined at this time. |
| Funding Source: | BAHA FY 2016-17 – 2019-20 Capital Budget |
| Fiscal Impact: | No immediate fiscal impact until contracts are awarded. Funds for each fiscal year are subject to agency budgetary approval process. Project costs shall be consistent with funds programmed and budgeted. |
| Motion by Authority: | That the above list of consultants be pre-qualified to enter into contracts with BAHA to provide on-call design review and construction inspection services on an as-needed basis through February 20, 2020, as described above and in the Deputy Executive Director's memorandum dated March 17, 2017, subject to applicable contract approval procedures and necessary budget approvals, with an option on the part of BAHA to extend contracts for up to an additional three years. |
| BAHA Chair: | <hr/> Jake Mackenzie |
| Approved: | Date: March 22, 2017 |

Attachment A

| | Firm Name | Role on Project | DBE* Firm | | | SBE** Firm | | |
|---------------|---------------------------------------|--|-----------|----------------|----|------------|----------------|----|
| | | | Yes | If Yes, List # | No | Yes | If Yes, List # | No |
| Consultant | 4Leaf, Inc. | Design Review, Accessibility Review, and Inspection Services | | | x | | | x |
| Consultant | Applied Materials & Engineering, Inc. | Inspection Services | x | | | | | x |
| Consultant | Bureau Veritas North America, Inc. | Design Review, Accessibility Review, and Inspection Services | | | x | | | x |
| Consultant | CSG Consultants, Inc. | Design Review and Accessibility Review | | | x | | | x |
| Consultant | EsGil Corporation | Design Review and Accessibility Review | | | x | | | x |
| Consultant | Holmes Structures | Design Review | | | x | | | x |
| Consultant | IMEG Corp | Design Review | | | x | | | x |
| Consultant | Interwest Consulting Group | Design Review, Accessibility Review, and Inspection Services | | | x | | | x |
| Subconsultant | Nor Cal Inspection | Inspection Services | | | x | x | | |

*Denotes certification by the California Unified Certification Program (CUCP).

**Denotes certification by the State of California.