

Bay Area Headquarters Authority (BAHA)

June 26, 2019

Agenda Item 3b

Contract– Bay Area Metro Center Design Services: Perkins + Will, Inc. (\$300,000)

Subject: A request that the Authority authorize the Executive Director or designee to negotiate and enter into a contract with Perkins + Will, Inc. (“Perkins + Will”) to perform design consulting services for the reconfiguration of the existing multipurpose rooms and warming kitchen on Level 1 at 375 Beale Street, with an estimated total value of \$300,000.

Background: MTC requires the services of a professional consultant firm to provide architectural, structural, mechanical, electrical, plumbing, and audio-visual design consulting services and to produce schematic design through construction design documents sufficient for BAHA to obtain pricing and building permits for the following improvements:

1. The reconfiguration and expansion of the existing Multipurpose Rooms 100 and 107, performed in partnership with the Air District, to increase room capacity and improve functionality.
2. The expansion of the Warming Kitchen 174 into adjoining IT Support Room 172.

Review of Bench and Direct Selection

Under the 2018-2021 On-Call Building Architectural and Engineering Services Bench, three firms, including Perkins + Will, proposed and were qualified in the Architect Category: Perkins + Will, TEF Design, and Walker Consultants. After a review of the original Statements of Qualifications (SOQs), BAHA staff determined Perkins + Will is the most qualified for performance of the anticipated scope of work for the reasons stated below, and therefore recommends a direct selection award to Perkins + Will.

The project expands the size of the existing multipurpose rooms and warming kitchen while maintaining the aesthetic and function. Perkins + Will is the designer of record for the existing space, built in 2016. Since the proposed work is only a modification, not a replacement, BAHA is best served by using Perkins + Will to design the expansions so as to maintain Perkins and Will’s accountability for its original design and continued function after the expansions are complete. Additionally, Perkins + Will is the firm on the bench most knowledgeable about the original design criteria and details, and is therefore most qualified to develop the modifications.

Attachment A includes a summary of Perkins + Will's and its subcontractors' small business and disadvantaged business enterprise status.

Issues: None

Recommendation: Staff recommends that the Authority authorize the Executive Director or designee to negotiate and enter into a contract with Perkins + Will in an amount not to exceed \$300,000 for design consulting services for the reconfiguration of the existing multipurpose rooms and warming kitchen at the Bay Area Metro Center.

Attachments: Attachment A
Request for Committee Approval – Summary of Proposed Contract Amendment


Therese W. McMillan

Attachment A

		DBE* Firm			SBE** Firm			
	Firm Name	Role on Project	Yes	If Yes, List #	No	Yes	If Yes, List #	No
Prime Contractor	Perkins + Will, Inc.	Architect			X			X
Subcontractor	Holmes Structures	Structural Engineer			X			X
Subcontractor	Randall/Lamb/Associates dba Randall Lamb Associates Inc.	Mechanical, Electrical, and Plumbing Engineer			X	X	1739950	
	TEECOM Inc.	Audio/Visual and Information Technology Designer			X	X	31339	

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

**Denotes certification by the State of California.

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Contract

Work Item No.:	9160
Consultant:	Perkins + Will, Inc. San Francisco, CA
Work Project Title:	Professional Design Services
Purpose of Project:	Provide property management services for 375 Beale Street
Brief Scope of Work:	Perform design services for the reconfiguration of the existing multipurpose rooms and warming kitchen
Project Cost Not to Exceed:	\$300,000
Funding Source:	BAHA FY 2019-20 Capital Building Improvement Project Budget
Fiscal Impact:	Funding is subject to approval of the BAHA FY 2019-20 budget
Motion by Authority:	That the Executive Director or designee is authorized to negotiate and enter into a contract amendment with Perkins + Will, Inc. for professional design services as described above and in the Bay Area Headquarters Authority Summary Sheet dated June 26, 2019, and the Treasurer and Auditor is directed to set aside funds in the amount of \$300,000 for such contract amendment, subject to approval of the BAHA FY 2019-20 budget.

BAHA Chair:

Scott Haggerty

Approved:

Date: June 26, 2019