

Bay Area Headquarters Authority (BAHA)

October 27, 2021

Agenda Item 2b - 21-1180

Contract Amendment – Architectural and Engineering Services: TEF Architecture and Interior Design, Inc. (\$80,000)

- Subject:** This memorandum requests Authority approval to enter into a contract amendment with TEF Architecture and Interior Design, Inc. (TEF), in an amount not to exceed \$80,000, to provide design and other related project management design services.
- Background:** Under the 2018-2021 On-Call Building Architectural and Engineering Services Bench, three firms, including TEF Design, proposed and were qualified in the architecture service category. See Attachment A, for the table showing firms on the bench. After a comparative review of the SOQ as related to programmatic needs, consideration of direct experience with similar projects, and familiarity with the building's interior design, BAHA staff determined that TEF Design is the best fit for performance of the anticipated scope of work.
- This contract amendment for \$80,000 will be used for provide design and other related project management design services to assist BAHA in determining how the agency space within the Bay Area Metro Center (BAMC) may evolve with the changing needs related to a hybrid work environment. The project will include in depth research to determine what types of space changes would benefit the occupants and the experience in the building; assistance with reopening goal and process documentation including a review and comparison of values generated from the initial design of the building; and existing space analysis. Staff directly selected TEF because of its role as interior designer for BAMC Levels 2 and 5 through 8.
- Attachment B includes a summary of TEF and its project team's 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 amendment with TEF in an amount not to exceed \$80,000, for a new contract not to exceed amount of \$490,000, to provide architectural and engineering services related to modifications of the building interiors.
- Attachments:** Request for Committee Approval – Summary of Proposed Contract


Therese W. McMillan

Attachment A

		2018 Architectural and Engineering Services Bench: Service Categories							
Firm		Architecture	Landscape Architecture	Civil Engineering	Structural Engineering	Mechanical Engineering	Electrical Engineering	Plumbing Engineering	Information Technology (IT) and Audio/Visual (A/V)
1	Charles M. Salter Associates, Inc.								X
2	Holmes Structures				X				
3	Perkins+Will, Inc.	X	X						
4	Randall/Lamb/Associates					X	X		
5	Royston Hanamoto Alley & Abey dba RHAA		X						
6	Rutherford + Chekene				X				
7	Salas O'Brien Engineering, Inc. dba Salas O'Brien					X	X	X	
8	Taylor Engineering LLC					X		X	
9	TEECOM, Inc.								X
10	TEF Architecture & Interior Design, Inc.	X							
11	Walker Parking Consultants/Engineers, Inc. dba Walker Consultants	X							

Attachment B
Subconsultant List

			DBE* Firm			SBE** Firm		
	Firm Name	Role on Project	Yes	If Yes, List #	No	Yes	If Yes, List #	No
Prime Contractor	TEF Architecture and Interior Design, Inc.	Interior Design			X	X	24450	
Subcontractor	Silverman & Light Consulting	Electrical Engineering and Lighting Designs			X	X	43834	
Subcontractor	Holmes Structures	Structural Engineering			X			X
Subcontractor	Charles M. Salter Associates, Inc.	Acoustics, Audiovisual, Telecommunications, Security Engineering			X	X	1023399	
Subcontractor	MHC Engineers	Mechanical, Plumbing, and Electrical Engineering			X			X
	Webb Foodservice Design	Food Service Design			X	X	2006476	

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

**Denotes certification by the State of California.

REQUEST FOR COMMITTEE APPROVAL

Summary of Proposed Contract Amendment

Work Item No.:	9110 and 9130
Consultant:	TEF Architecture and Interior Design, Inc. San Francisco, CA
Work Project Title:	BAHA On-Call Architectural and Engineering Services
Purpose of Project:	Provide architecture and engineering design services for BAHA facility renovations
Brief Scope of Work:	Complete design modifications to the Metro Center agency offices and conference rooms
Project Cost Not to Exceed:	\$80,000 (This amendment) \$410,000 (Current contract authorization before this amendment) \$490,000 (New total contract amount)
Funding Source:	BAHA FY 2021-22 Budget
Fiscal Impact:	Funding of \$75,000 is budgeted in 9130 and \$5,000 is budgeted in 9110 of the FY 2021-22 agency budget.
Motion by Authority:	That the Executive Director or designee is authorized to negotiate and enter into a contract amendment with TEF Architecture and Interior Design, Inc. for design services for the BAHA facility renovations as described above and in the BAHA Summary Sheet dated October 27, 2021, and the Treasurer and Auditor is directed to set aside funds in the amount of \$50,000 for such contract amendment.
BAHA Chair:	<hr/> Alfredo Pedroza
Approved:	Date: October 27, 2021