SAN FRANCISCO AIRPORT COMMISSION



February 3, 2015

9:00 A.M.

Room 400 - City Hall #1 Dr. Carlton B. Goodlett Place (400 Van Ness Avenue) City and County of San Francisco

EDWIN M. LEE, MAYOR

COMMISSIONERS
LARRY MAZZOLA
President
LINDA S. CRAYTON
Vice President
ELEANOR JOHNS
RICHARD J. GUGGENHIME
PETER A. STERN

JOHN L. MARTIN Airport Director

SAN FRANCISCO INTERNATIONAL AIRPORT SAN FRANCISCO, CALIFORNIA 94128

Minutes of the Airport Commission Meeting of February 3, 2015

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AIRPORT COMMISSION MEETING MINUTES February 3, 2015

A. CALL TO ORDER:

The regular meeting of the Airport Commission was called to order at 9:00 AM in Room 400, City Hall, San Francisco, CA.

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B. ROLL CALL:

Present: Hon. Larry Mazzola, President

Hon. Linda S. Crayton, Vice President

Hon. Eleanor Johns

Hon. Richard J. Guggenhime

Hon. Peter A. Stern

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C. ADOPTION OF MINUTES:

The minutes of the regular meeting of January 20, 2015 were adopted unanimously.

No. 15-0019

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D. SPECIAL ITEM:

Item No. 1 was moved by Commissioner Crayton and seconded by Commissioner Mazzola. The vote to approve was unanimous.

1. Retirement Resolution - Ms. Christine Davison

No. 15-0020 Resolution thanking Ms. Christine Davison for thirty-

five and a half (35.5) years of faithful service to the

City and County of San Francisco.

Mr. John L. Martin, Airport Director said Chris Davison is retiring after 35 ½ years. She worked for 20 years in Communications Dispatch as a Dispatcher, and then a Sr. Dispatcher before becoming an Airport Duty Manager. She always did an outstanding job for the Airport, very professional, dedicated, and really had great personal warmth. Chris was the 1989 William R. O'Brien Employee of the Year. Chris did start when she was 19 years old. I've made jokes about that with most people but she really did start when she was 19. Chris is not here today but she will stop by my office and I'll present her with a framed resolution.

Commissioner Mazzola congratulated Ms. Davison on her retirement.

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E. ITEMS INITIATED BY COMMISSIONERS:

There were items initiated by Commissioners.

* * *

F. ACTION ITEMS RELATING TO ADMINISTRATION, OPERATIONS & MAINTENANCE: Items 2, 3 and 4 were called together. They were moved by Commissioner Johns and seconded by Commissioner Guggenhime. The vote to approve was unanimous.

2. Adopt Findings Under CEQA, Determination to Proceed with the Consolidated Administration Campus Project; and Approve Modification No. 2 to Professional Services Contract 8872.9, Consolidated Administration Campus Program Support Services

No. 15-0021

Resolution adopting findings under the California Environmental Quality Act (CEQA), determining to proceed with Consolidated Administration Campus Project; and awarding Phase II of Contract 8872.9, Consolidated Administration Campus Program Support Services; and approving Modification No. 2 in an amount not to exceed \$1,500,000 for a new contract amount not to exceed \$2,700,000.

This activity is within the scope of the San Francisco International Airport Master Plan Program approved by the Airport Commission on November 3, 1992. The Master Plan EIR prepared for the Master Plan Program, including addenda thereto, adequately described this activity and its potential environmental effects for the purposes of CEQA.

3. <u>Authorization to Issue Request for Qualifications/Proposals for Contract 8872A.66 - Design-Build Services for the Consolidated Administration Campus Phase 1 Project</u>

No. 15-0022

Resolution authorizing Director to issue RFQ/P for Contract 8872A.66, Design-Build Services for the Consolidated Administration Campus Phase 1 Project.

 Authorization to Issue a Request for Qualifications/Proposals for Professional Services Contract 8872A.41, Project Management Support Services for Consolidated Administration Campus Phase 1 Project

No. 15-0023

Resolution authorizing the Director to issue a RFQ/P for Professional Services Contract 8872A.41, Project Management Support Services for the Consolidated Administration Campus Phase 1 Project.

Mr. Geoff Neumayr said the three proposed resolutions for the Consolidated Administrative Campus being presented for approval are: Adopt Findings under the California Environmental Quality Act (CEQA) and Authorization to proceed with the

Consolidated Administrative Campus and to approve Modification No. 2 for the second year of services for the Program Management Support Services contract. The second is the Authorization to Issue RFQ/P for Design Build Services for Phase I of the Consolidated Administrative Campus, and the third is Authorization to Issue a RFQ/P for Project Management Support Services for Phase I of the Consolidated Administrative Campus. Phase I of the Consolidated Administrative Campus will replace Building 676, the Jason Yuen Architecture and Engineering Building built in 1966, and Building 670, which houses the Museum offices, which was built in 1978. Neither building meets current seismic and engineering requirements and staff has determined that repairs to the existing buildings are not feasible and they need to be replaced. Phase I of the Consolidated Administrative Campus includes construction of a single mixed used office building that will consolidate the Design and Construction, Planning and Museum divisions which are currently spread throughout the campus in a number of buildings. An addendum to the environmental impact report was issued on January 22, 2015 by the San Francisco Planning Department Office of Environmental Review for the currently proposed Consolidated Administrative Campus and they have determined that this project is within the scope of the master plan environmental impact report.

The first resolution requests adoption of the CEQA findings and to proceed with implementation of the Consolidated Administrative Campus. The resolution also seeks approval for the second year of services for AKS Architects for Program Management Support Services in the not-to-exceed amount of \$1.5 million for a revised new total contract amount of \$2.7 million.

The second resolution authorizes issuance of a RFQ/P for design build services for Phase I of the Consolidated Administrative Campus. The term of Phase I design build contract services will be 30 months and an estimated construction cost of \$46 million. The Airport is considering consolidating the its Information Technology and Telecommunication division into Phase I with other divisions previously noted. During the programming phase of the project the project team will evaluate this addition and return to the Commission with a recommendation and proposed budget increase of approximately \$14.5 million if it is determined to be feasible.

The third proposed resolution authorizes the Director to issue a RFQ/P for Project Management Support Services for Phase I as well. The scope of services for this contract will include pre-construction and design management services, project controls and cost schedule management, and construction management and inspection services. The duration of this contract is estimated to be 30 months with a value of \$3.3 million. Staff will work with the City Contract Monitoring Division to develop LBE requirements for both contracts. We recommend your approval of the proposed resolutions, and I can answer any questions that you might have.

Commissioner Johns asked for the contract time line for completion of the project.

Mr. Neumayr said it's roughly a 30 month schedule after notice to proceed, so it's roughly three years from today.

Commissioner Johns asked if AirTrain will connect with the building.

Mr. Neumayr said the AirTrain station is at West Field Road so there will be easy access to AirTrain through to the Terminal. In Phase II we intend to build a fly-over bridge that will go into the remainder of the campus so that we can make the transition. It will come in through a parking garage to be built so we have a point of entry. Right now we have two elevators and stairs on different sides of the roadway.

Item No. 5 was moved by Commissioner Crayton and seconded by Commissioner Guggenhime. The vote to approve was unanimous.

5. Modification No. 12 (Trade Bid Package Set 10 and Extend Contract Time for Substantial Completion) to Contract 9048A - Design-Build Services for Terminal 3 East Improvements Project - Hensel Phelps Construction Company - \$16,605,462

No. 15-024

Resolution approving Modification No. 12 to Contract 9048A, Design-Build Services for Terminal 3 East Improvements Project with Hensel Phelps Construction Co.; adding Trade Bid Package Set 10 in an amount of \$16,605,462 for a new total contract amount of \$170,854,994 adding 125 consecutive calendar days to the contract time for substantial completion, for a total of 1,065 consecutive calendar days; and authorizing an increase in contingency equal to 7.5% of Trade Bid Package Set 10.

Mr. Neumayr said this Modification adds the tenth set of Trade Bid Packages (TBP) in the amount of \$16.6 million, for total new contract amount of \$170.8 million and a time extension of 125 consecutive calendar days for a new contract duration of 1,065 days. It also increases Type 1 change order contract contingency amount to \$12.7 million, or 7 ½% of the current contract amount. The TBP includes 13 trade packages. The overall total amount of the bids received was 7.3% under the Engineer's estimate and all bids received were deemed reasonable. Staff forecasts a cost of completion at \$250.9 million, including appropriate levels of cost contingencies and is within 1% of the current budget forecast. As previously presented, the project was impacted by contaminated soil remediation. The remediation cost was \$6.6 million, which is less than the \$9.5 million originally anticipated. The Airport will seek cost reimbursement pursuant to existing settlement agreements and in accordance with the Regional Water Control Board. Schedule impact has now been quantified and agreed upon by the Airport and the design builder. Strategies have been implemented to mitigate the schedule delay from almost six months to 125 days. This modification requests a time extension of 125 consecutive calendar days, for a new contract duration of 1,065 days. The project is on schedule for substantial completion in mid November 2015. The City's Contract Monitoring Division approved a 22% subcontracting goal for design services and 16% for construction services. Hensel Phelps committed to the 16% LBE participation for the TBP and is committed to meeting the overall project goals.

Commissioner Crayton asked when the soil remediation issued was discovered.

Mr. Neumayr said that when we started the project we decided to expand the back

side of the building and it was at that point when we began to look into what it would take to do that. Contaminated soil from jet fuel was discovered and in order to incorporate that scope of work it required us to quantify that scope. That was determined about a year ago but we weren't able to quantify exactly what the remediation was going to be at that time. We had to open up the area.

Item No. 5 was moved by Commissioner Crayton and seconded by Commissioner Guggenhime. The vote to approve was unanimous.

 Award Contract 10050.71 - Construction Manager/General Contractor Services for the Fire House No. 3 & South Field Checkpoint Relocation Project - C. Overaa & Co - \$1,787,272

No. 15-0025

Resolution awarding Contract 10050.71, Construction Manager/General Contractor Services for Fire House No. 3 & South Field Checkpoint Relocation Project to C. Overaa & Co. and authorizing pre-construction services in the amount of \$1,787,272 for up to 6 months, and with a corresponding amount in contingency authorization.

Mr. Neumayr said this item awards Construction Management/General Contractor Services for Firehouse No. 3 and South Field Checkpoint Relocation in the amount of \$1.8 million for services up to six months. Firehouse No. 3 and the South Field Checkpoint relocation will relocate the existing Firehouse and Checkpoint facilities within the south field area to allow the relocation of Taxiways H and M. The current contract is estimated at 21 months and a total estimated contract cost of \$22.4 million. Staff determined that all four proposals received met the minimum qualifications. A four person selection panel was convened to review and score the written proposals. The three highest ranked firms were then invited to participate in oral interviews. The interviews, technical proposals and cost proposals were scored and ranked by the panel. Based on the results of the technical review, interviews and cost proposals, C. Overaa & Co. was the highest ranked proposer. Staff has negotiated the scope of services, contract terms and conditions and recommends awarding the contract to C. Overaa & Co. in the amount of \$1.8 million. At the completion of the programming phase, staff will return to the Commission with a recommendation to award the full value of the contract as a tentative guaranteed maximum price. Staff will periodically update the Commission on the budget and forecast and identify any significant cost variances along with recommended mitigation measures. All trade work will be competitively bid in accordance with the S.F. Administrative Code. The Contract Monitoring Division approved a 23% LBE participation goal for this contract and the contractor committed to meeting the goal.

Commissioner Crayton asked if this is C. Overaa's first contract with the Airport.

Mr. Neumayr ... I believe it is the first time they've done work for us.

Commissioner Crayton noted that Turner and Swinerton are big builders, yet they ranked second and third.

Commissioner Guggenhime said that they were really low.

Commissioner Mazzola assumed that the numbers listed are points, correct?

Commissioner Crayton replied that they are points. Was it clear that everyone had to attend the pre-bid hearing? Can you tell me about C. Overaa.

Mr. Neumayr replied I have actually worked with C. Overaa Construction in my previous employment and they have done a lot of work for the Bay Area Rapid Transit District. The owner of the firm is Jerry Overaa and his grandfather started the company. They are a high quality contractor. I was glad to see them go after Airport work because they typically avoid public works contracts. They're located in Richmond, CA. They committed to the 23% LBE participation goal for this contract.

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- G. CONSENT CALENDAR OF ROUTINE ADMINISTRATIVE MATTERS: The Consent Calendar, Item Nos. 7 through 15, was moved by Commissioner Johns and seconded by Commissioner Mazzola. The vote to approve was unanimous.
 - 7. <u>Award of Professional Services Contract No. 10593.50 As-Needed Engineering</u> Support Services AGS, Inc. \$2,000,000

No. 15-0026

Resolution awarding Professional Services Contract No. 10593.50, As-Needed Engineering Support Services to AGS, Inc. in an amount not to exceed \$2,000,000 and with a contract duration of five years.

8. <u>Determination to Proceed with Taxiway Z1 Blast Deflector Project and Authorization to Call for Bids for Contract 9354, Construction Services for the Taxiway Z1 Blast Deflector Project</u>

No. 15-0027

Resolution approving the scope, budget, and schedule for Contract 9354, Construction Services for the Taxiway Z1 Blast Deflector Project, and authorizing the Director to call for bids. This constitutes the approval action for the Project pursuant to Section 31.04(h) of the San Francisco Administrative Code.

9. <u>Authorization to Establish a Two-Year Pool of Pre-Qualified Liquidity and Credit Facility Providers to Support the Commission's Variable Rate Bonds and Commercial Paper Notes</u>

No. 15-0028

Resolution approving establishment of a two-year pool of pre-qualified financial institutions to provide letters of credit and other types of liquidity and credit facilities on an as-needed basis.

10. <u>Award Contract 10595 - West Field Garage Modifications - Azul Works, Inc. -</u> \$564,500

No. 15-0029 Resolution awarding Contract No. 10595, West Field

Garage Modifications, to the responsible bidder with the lowest responsive bid, Azul Works, Inc., in the

amount of \$564,500.

Modification No. 3 to Contract No. 9108 - Noise Insulation Consulting Services
 Kell Smith & Associates - \$100,000

No. 15-0030 Resolution approving Modification No. 3 to Contract

9108 with C. Kell-Smith & Associates for Noise Insulation Consulting Services to increase the not-to-exceed amount from \$970,000 to \$1,070,000. FAA Grant reimbursements will cover up to 80% of the

additional \$100,000 requested.

12. <u>Amendment to FY2014/15 Airport Rates & Charges - Reduction of the Lost Badge</u> Fee

No. 15-0031 Resolution approving an amendment to the Fiscal

Year 2014/15 Airport Rates and Charges to reduce

the Lost Badge Fee from \$125 to \$85.

13. <u>Modification No. 1 to 2011 Lease and Use Agreement No. L10-0083 with Delta Air</u> Lines, Inc. for Changes in Demised Premises

No. 15-0032 Resolution approving Modification No. 1 to 2011

Lease and Use Agreement No. L10-0083 with Delta Air Lines, Inc. for a net increase in the demised premises of approximately 248 sq. ft., and directing the Commission Secretary to request the Board of Supervisors approval for the Lease Modification.

14. <u>Lease Agreement with Menzies Aviation (USA), Inc. for Space in West Field Cargo</u>
<u>Building 632 and Related Areas on Plot 9</u>

No. 15-0033 Resolution rescinding Resolution 14-0207, awarding

a lease agreement to Menzies Aviation (USA), Inc. for exclusive use of 36,012 sq. ft. in West Field Cargo Building 632; approving, in its place a lease agreement for 50,319 sq. ft. of exclusive use space in West Field Cargo Building 632; and directing the

Commission Secretary to forward the Lease

Agreement to the Board of Supervisors for approval.

15. Modifications to 2011 Lease and Use Agreement No. L10-0076 with Air France and 2011 Lease and Use Agreement No. L10-0081 with Cathay Pacific Airways Limited

No. 15-0034 No. 15-0035 Two Resolutions: (1) Approving Modification No. 1 to 2011 Lease and Use Agreement No. L10-0076 with Air France; and (2) Approving Modification No. 2 to 2011 Lease and Use Agreement No. L10-0081 with Cathay Pacific Airways Limited, for changes in demised premises; and directing the Commission Secretary to request Board of Supervisors approval of the Lease Modifications.

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H. NEW BUSINESS:

Discussion only. This is the "Public Comment" section of the calendar. Individuals may address the Commission on any topic within the jurisdiction of the Airport Commission for a period of up to two (2) minutes. Please fill out a "Request to Speak" form located on the table next to the speaker's microphone and submit it to the Commission Secretary.

* * *

I. CORRESPONDENCE:

There was no discussion by the Commission.

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J. CLOSED SESSION:

There are no planned agenda items for a Closed Session for the current meeting. In the event of any urgent matter requiring immediate action which has come to the attention of the Airport Commission after the agenda was issued and which is an item appropriately addressed in Closed Session, the Airport Commission may discuss and vote whether to conduct a Closed Session under Brown Act (California Government Code Sections 54954.2(b)(2) and 54954.5) and Sunshine Ordinance (San Francisco Administrative Code Section 67.11).

If the Airport Commission enters Closed Session under such circumstances, the Airport Commission will discuss and vote whether to disclose action taken or discussions held in Closed Session under the Brown Act (California Government Code Section 54957.1) and Sunshine Ordinance (San Francisco Administrative Code Section 67.12).

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K. ADJOURNMENT:

There being no further calendared business before the Commission the meeting adjourned at 9:21 AM.

(Original signed by: Jean Caramatti)
Jean Caramatti
Commission Secretary