



**SAN DIEGO COUNTY
REGIONAL AIRPORT AUTHORITY
STAFF REPORT**

Item No.
14

Meeting Date: **JUNE 7, 2012**

Subject:

Approve and Authorize the President/CEO to Execute an Architect and Engineering Consultant Services Agreement supporting the CONRAC Development Project

Recommendation:

Adopt Resolution No. 2012-0068, approving and authorizing the President/CEO to execute a Consolidated Rental Car Facility ("ConRAC") Development Architect and Engineering Consultant Services Agreement with Demattei Wong Architecture, Inc., for a term of four years, with the option for a one-year extension, in an amount not-to-exceed \$10,000,000, in support of the ConRAC Development Project, at San Diego International Airport.

Background/Justification:

The San Diego County Regional Airport Authority's ("Authority") ConRAC Development Project will provide a long-term facility for rental car facilities at San Diego International Airport ("SDIA") located on the northerly portion of the Airport, from which all rental car companies serving SDIA will operate. A single, common bussing operation will transport the traveling public utilizing rental car services between the passenger terminals and the ConRAC. The ConRAC site is comprised of 17 acres on the north east quadrant of SDIA and the facility will have 4 levels and 5,000 vehicle spaces. The facility consists of 127,780 square feet ("SF") of Customer Service Area; 1,308,190 SF of Ready/Return and Storage Area; and, 291,015 SF of Quick Turn-Around Area, for a total building area of 1,726,975 SF. The facility will be accessed by a dedicated elevated roadway.

On March 12, 2012, a Request for Qualifications ("RFQ") was issued to obtain Statements of Qualifications ("SOQs") from qualified firms, to provide ConRAC Development Architect and Engineering Consultant Services, for the Authority.

A Selection Panel ("Panel") was comprised of key representatives from the Authority's Finance and Development Divisions, together with two external representatives from the rental car industry.

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On April 10, 2012, the Authority received six SOQs from prospective consultant firms. The Panel conducted a thorough review of the SOQs and determined that one firm was uniquely qualified to perform the requested services.

The Panel interviewed and ranked the short-listed firms as follows:

1. Demattei Wong Architecture, Inc.
2. Fentress Architects
3. RJC Architects, Inc.
4. Transystems
5. Tucker Sadler Architects, Inc./Pierce Goodwin Alexander & Linville (PGAL)
6. Walter P. Moore and Associates, Inc.

The Evaluation Criteria used to rank the firms was the firm's proposed project manager experience, project team and prior experience, ConRAC project and professional background; organization structure; proposed work plan and approach/methodology; understanding of the scope of work, and work plan and approach to effectively accomplish the scope of work. Also, Authority Policy 5.12 for Small Business was utilized for the selection.

Aggregate Score

Combined Scores	Project Manager	Project Team & Prior Experience	Organizational Structure	Proposed Work Plan & Approach	Policy 5.12*	Total
Demattei Wong Architecture, Inc.	1080	1650	1040	1560	0	5330
Transystems	960	1380	920	1440	0	4700
Tucker Sadler Architects, Inc./PGAL	940	1350	860	1350	0	4500
Fentress Architects	800	1290	900	1290	0	4280
Walter P. Moore and Associates, Inc.	620	900	580	840	0	2940
RJC Architects, Inc.	340	240	280	240	300	1400

* Small Business, Local Business and Service Disabled Veteran Owned Small Business Goal and Preference program

Aggregate Ranking

Firms	Panelist 1	Panelist 2	Panelist 3	Panelist 4	Panelist 5	Panelist 6	Total	Final Rank
Demattei Wong Architecture, Inc.	1	1	1	1	1	1	6	1
Transystems	2	3	3	2	2	2	14	2
Tucker Sadler Architects, Inc./PGAL	3	4	2	3	2	3	17	3
Fentress Architects	4	2	4	4	4	3	21	4
Walter P. Moore and Associates, Inc.	5	5	5	5	5	5	30	5
RJC Architects, Inc.	6	6	6	6	6	6	36	6

The Panel determined that based on the ranked score, Demattei Wong Architecture, Inc. ("DWA") was the top firm. DWA demonstrated the best work plan and approach, most experienced Project Manager and Project Team, and previous experience for successfully designing previous projects of similar size and complexity. A brief background of the firm is provided:

Demattei Wong Architecture, Inc.

Demattei Wong Architecture, Inc. (DWA) has been an existing architectural and engineering consultant since 1981. DWA has specialized knowledge combining numerous years of SDIA project experienced with over 47 years of rental car experience, including over 600 Rental Car projects and 39 ConRAC's around the nation. DWA headquarters are located in Dallas, TX, with an office in Burlingame, CA. Of the DWA team and Sub-Consultants, 10 of the 15 team members are with firms located in San Diego. Some of the representative project experiences are:

- Phoenix Sky Harbor International Airport – ConRAC
- Seattle-Tacoma International Airport – ConRAC
- Nashville International Airport – ConRAC
- Miami International Airport – ConRAC
- Fort Lauderdale-Hollywood International Airport – ConRAC
- Honolulu International Airport - ConRAC

In order to enter into an On-Call ConRAC Development Architect and Engineering Consultant Services Agreement with the top ranked firm, Authority Staff ("Staff") will negotiate the scope of work and billing rates. If Staff cannot reach an agreement with the top ranked firm, Staff will then enter into negotiations with the next ranked firm. Under the proposed resolution, the President/CEO would then have the authority to award an agreement to the next ranked firm and establish an agreement with that firm.

Fiscal Impact:

Funds for the Architect and Engineering Consultant Services Agreement will be provided by Customer Facility Charges or Special Facility Debt, which are the funding sources identified for the approved ConRAC project. To date, the Authority Board has approved the use of \$60,000,000 for the ConRAC design and enabling project.

Authority Strategies:

This item supports one or more of the Authority Strategies, as follows:

- Community Strategy Customer Strategy Employee Strategy Financial Strategy Operations Strategy

Environmental Review:

- A. This Board action, as an administrative action, is not a project that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA), as amended. 14 Cal. Code Regs. §15378. This Board action is not a "project" subject to CEQA, Pub. Res. Code §21065.
- B. California Coastal Act Review: This Board action is not a "development" as defined by the California Coastal Act. Cal. Pub. Res. Code §30106.

Equal Opportunity Program:

The Authority's small business program promotes the utilization of small, local, disadvantaged, and other business enterprises, on all contracts, to provide equal opportunity for qualified firms. By providing education programs, making resources available, and communicating through effective outreach, the Authority strives for diversity in all contracting opportunities.

The Authority has a Disadvantaged Business Enterprise ("DBE") Plan as required by the Department of Transportation, 49 CFR Part 26. The DBE Plan calls for the Authority to submit an annual overall goal for DBE participation on all federally funded projects.

This project does not utilize federal funds; therefore, it will not be applied toward the Authority's overall DBE goal.

Prepared by:

IRAJ GHAEMI
DIRECTOR, FACILITIES DEVELOPMENT

RESOLUTION NO. 2012-0068

A RESOLUTION OF THE BOARD OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY APPROVING AND AUTHORIZING THE PRESIDENT/CEO TO EXECUTE A CONSOLIDATED RENTAL CAR FACILITY ("CONRAC") DEVELOPMENT ARCHITECT AND ENGINEERING CONSULTANT SERVICES AGREEMENT WITH DEMATTEI WONG ARCHITECTURE, INC., FOR A TERM OF FOUR YEARS, WITH THE OPTION FOR A ONE-YEAR EXTENSION, IN AN AMOUNT NOT-TO-EXCEED \$10,000,000, IN SUPPORT OF THE CONRAC DEVELOPMENT PROJECT, AT SAN DIEGO INTERNATIONAL AIRPORT

WHEREAS, on March 12, 2012, a Request for Qualifications ("RFQ") was issued to obtain Statements of Qualifications ("SOQs") from qualified firms, to provide Architect and Engineering Consultant Services for the San Diego County Regional Airport Authority ("Authority"); and

WHEREAS, on April 10, 2012, the Authority received six SOQs from prospective consultant firms; and

WHEREAS, a Selection Panel ("Panel") comprised of key representatives from the Authority's Finance and Development Divisions, together with two representatives from the rental car industry; and

WHEREAS, the Panel interviewed and ranked short-list firms; and

WHEREAS, the Evaluation Criteria used to rank the qualified firms was based on the firm's proposed project manager experience, project team and prior experience, ConRAC project and professional background; organization structure; proposed work plan and approach/methodology; understanding of the scope of work, and work plan and approach to effectively accomplish the scope of work. Also, Authority Policy 5.12 for Small Business was utilized for the selection; and

WHEREAS, the Panel conducted a thorough review of the SOQs and determined that Demattei Wong Architecture, Inc., was the most qualified to perform the requested Consultant Services for the Consolidated Rental Car Facility ("ConRAC") Development Project; and

WHEREAS, in order to enter into ConRAC Development Architect and Engineering Consultant Services Agreement with the Demattei Wong Architecture, Inc., Authority Staff ("Staff") will negotiate the scope of work and billing rates; and

WHEREAS, if Staff cannot reach an agreement with Demattei Wong Architecture, Inc., Staff will then enter into negotiations with the next ranked firm and establish an agreement with that firm.

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves and authorizes the President/CEO to execute a Consolidated Rental Car Facility Development Architect and Engineering Consultant Services Agreement with Demattei Wong Architecture, Inc., for a term of four years, with the option for a one-year extension, in an amount not-to-exceed \$10,000,000, in support of the ConRAC Development Project, at San Diego International Airport; and

BE IT FURTHER RESOLVED that the Board finds that this Board action, as an administrative action, is not a "project" that would have a significant effect on the environment as defined by the California Environmental Quality Act (CEQA); as amended, 14 Cal. Code Regs. Section 15378; and this Board action is not a "project" subject to CEQA. Pub. Res. Code Section 21065, and is not a "development" as defined by the California Coastal Act Pub. Res. Code Section 30106.

PASSED, ADOPTED, AND APPROVED by the Board of the San Diego County Regional Airport Authority at a regular meeting this 7th day of June, 2012, by the following vote:

AYES: Board Members:

NOES: Board Members:

ABSENT: Board Members:

ATTEST:

TONY R. RUSSELL
DIRECTOR, CORPORATE SERVICES/
AUTHORITY CLERK

APPROVED AS TO FORM:

BRETON K. LOBNER
GENERAL COUNSEL

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