SUMMARY OF PROCUREMENT

for
Middle Harbor Redevelopment Program – Phase 3
Pier E South Administration Building
Construction Management Services for Specification HD-S2381

Background

The Port’s largest capital development, the Middle Harbor Terminal program, consists of combining Piers D, E, and F to form a modern, contiguous 305-acre terminal. Construction of this terminal includes new gates, buildings, wharf structures, rail-mounted gantry cranes, container and intermodal rail yards, landfill, paving and striping, and utility infrastructure. Phase 1 is the northern half of the terminal, comprised of 154 acres and its redevelopment began in January 2011. Phase 2 is comprised of the CY/IY Stage 2, East Basin Fill and Pico Ave Traffic Signal projects, which were will all be completed by August 2017. The remaining Phase 3 is comprised of several projects that have been re-packaged into three large projects that include: Container Yard/Intermodal Railyard (CY/IY), Stage 3, South Roadability/Labor/Restroom Facilities; Pier E Berth E22 Wharf and Backlands, Stage 3; Pier E Administration Building.

The three projects that comprise the Phase 3 program, have a total construction value of approximately $300,000,000. POLB construction management staff resources are not sufficient to manage all of the Phase 3 projects. Due to the size, complexity, aggressive schedule, tenant and contractor coordination requirements, and number of POLB resources available, professional construction management services are needed for this Phase in the Program.

The Phase 3 CM services will be provided through a combination of POLB CM teams and CM consultant teams. Port staff is currently managing the Pier E Berth E22 Wharf and Backlands project. A CM consultant firm is also currently managing the Container Yard/Intermodal Railyard (CY/IY), Stage 3, South Roadability/Labor/Restroom Facilities. The estimating, scheduling, Project Labor Agreement (PLA) administration, and environmental compliance oversight, will be provided more efficiently and economically by the Program Level Services Construction Management Services, rather than duplicating the services within each CM team.

The procurement for Phase 3 CM services was a two-step process. The first step was the qualifications phase, in which interested firms submitted Statements of Qualifications for the Phase 3 projects they wanted to be considered for. The Port’s Selection Panel reviewed the SOQs and the firms with the most relevant experience and qualifications were short-listed to move on to the second step in the procurement, the proposal phase. In this phase, the short-listed firms were provided more detailed information on the specific project or service, and the firms responded with a comprehensive Proposal identifying additional current and relevant key staff that would be assigned, qualifications, as well as a detailed cost proposal.

Selection Process
On July 3, 2014, a Request for Statements of Qualifications (RSOQ) was posted on the Planet Bids system requesting statements of qualifications (SOQs) for providing Construction Management Services for the Middle Harbor Phases 2 and 3 program. The RSOQ identified the ten projects in Phases 2 and 3 for which construction management services would be procured. In addition to providing relevant experience, the RSOQ requested that proposers identify the projects they wished to be considered for in future Request for Proposals (RFP.)

On July 23, 2014, a pre-proposal meeting was held in which 123 individuals from 82 firms attended. Statements of qualifications (SOQs) were received from 22 firms by the due date of August 14, 2014. In the statements of qualifications submitted, 14 firms requested to be considered for the Pier E Administration Building Construction Management Services procurement.

On March 14, 2018, a Request for Proposals (RFP) was issued on the Planet Bids system requesting proposals from the firms that had previously provided SOQs and had requested to be considered. Proposals were received by six firms/teams by the due date of April 23, 2018.

Due to the reasonable number of firms that submitted a proposal for CM services there was no need to select a smaller pool to move onto the interview and selection of the procurement. Listed below are the firms shortlisted for the interview and selection phase.

**The Firms (in alphabetical order)**

- APSI
- Arcadis
- Citadel CPM
- Hill International
- IEM
- PMCS Group, Inc

A selection panel reviewed the RFPs for these six firms to select the firm that exhibited the best experience and qualifications. The panel was comprised of three members, including Alex Janecek (Civil Engineer - Construction Management Division), Monique Aguilar (Senior Program Manager – Program Management Division), Francisco Aragon (Senior Civil Engineer – Construction Management Division). Interviews were conducted June 6 and 7, 2018.

The proposals and interviews were evaluated on the basis of the selection criteria stated in the RFP. Ten specific criteria were evaluated, nine of which were scored and the remaining one, listing conflicts of interests was yes/no. Scores for each of the three panel members were totaled and combined to rank the six proposers. IEM total score ranked the highest among the six proposers.