

RESOLUTION 2014-173

RESOLUTION SELECTING AND AUTHORIZING AN AGREEMENT WITH GHD, INC. FOR AS NEEDED ASSET MANAGEMENT CONSULTING SERVICES THAT WILL INITIATE A SYSTEM-WIDE PROCESS TO IDENTIFY AND PRIORITIZE MAJOR MAINTENANCE PROJECTS AND MAINTENANCE NEEDS IN AN AMOUNT NOT TO EXCEED \$320,000 FOR A PERIOD OF NINE MONTHS

WHEREAS, the San Diego Unified Port District (District) is a public corporation created by the legislature in 1962 pursuant to Harbors and Navigation Code Appendix 1, (Port Act); and

WHEREAS, WHEREAS, the Board of Port Commissioners (BPC) adopted BPC Policy No. 110 incorporating the provisions of the Accounting Act to govern the processing and administration of public projects; and

WHEREAS, the District executes Major Maintenance projects to support the operation of its diverse assets, which include marine structures, buildings, below-grade infrastructure, pavement surfaces, and recreational facilities including parks and playgrounds; and

WHEREAS, in 2004, the District implemented an Infrastructure Management Program (IMP) which included a comprehensive evaluation of major District facilities and assets; and

WHEREAS, infrastructure assessments conducted under the IMP in 2004 and 2005 resulted in development of an asset inventory and list of required maintenance projects; and

WHEREAS, the IMP project lists have been used in the preparation of the District's Major Maintenance program, which is reviewed annually with the District's fiscal year budget; and

WHEREAS, since 2005, inspections and condition assessments have been performed; however, there have not been system-wide evaluations of all the major asset categories; and

WHEREAS, further, at the February 4, 2014 Major Maintenance Workshop, the BPC expressed an interest in seeing future Major Maintenance project recommendations initiate from data driven decisions; and

WHEREAS, the asset management work addressed under this agenda item shall update and integrate existing District information into a comprehensive strategy for asset management that will guide District maintenance programs into the future; and

WHEREAS, the program will be administered using a phased approach that will build upon existing District databases (as contained in SAP) and software programs (Geographical Information Systems (GIS)). Other system characteristics noted in the Request of Qualifications (RFQ) for incorporation into the consultant's work plans include the following:

- **Simplicity-** the program shall be straight-forward, readily understood and user friendly.
- **Compatibility-** the program shall be compatible with and integrated with the District's existing software, processes and programs (SAP and GIS).
- **Cost Effectiveness-** the program shall provide immediate results to enable the District to apply findings and recommendations at the earliest possible stage. Long-range benefits shall likewise include measurable financial benefits and return on investment.
- **Sustainability-** the program shall be easy to maintain and update by District staff after initial establishment.
- **Applicability to District's Major Maintenance Program-** the program shall provide specific recommendations for maintenance, repair and replacement that will be used to establish project lists for capital program planning. One-year, five-year, ten-year and twenty-year plans shall be ultimately generated by the program.
- **Port-wide Applicability and Relevance-** the program shall be usable by all departments, be organizationally aligned throughout the District and allow for data-driven decisions to be made and implemented.
- **Incorporation of Metrics-** the program shall incorporate performance metrics that can be used to assess the effectiveness of the program on a continual, long-term basis. The metrics shall be readily measurable.
- **Allow Maximum Utilization of District Resources -** District resources may be employed for some of the tasks needed to establish the asset management system. The recommended asset management approach shall be developed in coordination with District staff to provide a cost effective and streamlined implementation; and

WHEREAS, pursuant to BPC Policy No. 110, on June 30, 2014, District staff issued RFQ 14-23 seeking as-needed asset management consulting services; and

WHEREAS, the RFQ described the consulting services required by the District, the agreement terms and conditions, and the competitive process by which the District procures consulting services; and

WHEREAS, a legal ad was placed in the San Diego Daily Transcript on June 30, 2014 and the RFQ was electronically mailed directly to approximately 452 consulting firms known to offer the necessary services and that have expressed interest in working on projects on District tidelands; and

WHEREAS, seven (7) responses to the RFQ were received by the deadline of July 21, 2014; and

WHEREAS, a selection panel comprised of District staff from the Engineering, General Services and Procurement, and Business Information and Technology departments reviewed the seven Statements of Qualifications (SOQs), and based on the initial review of the SOQs, four of the seven firms were selected for interviews; and

WHEREAS, interviews with the four short listed firms were conducted on August 6, 2014, and a decision analysis was completed based on the information gathered through the interviews and written SOQs, and using the criteria stated in the RFQ; and

WHEREAS, the selection panel evaluated and ranked each firm's experience of proposed staff, approach to the project, capability to perform, and firm's relevant experience, and based on these criteria, the firm of GHD, Inc. was the highest-ranked firm.

NOW, THEREFORE, BE IT RESOLVED that the Board of Port Commissioners of the San Diego Unified Port District, as follows:

That the Executive Director or his designated representative is hereby authorized and directed to enter into an agreement with GHD, Inc. for as needed asset management consulting services that will initiate a system-wide process to identify and prioritize Major Maintenance projects and maintenance needs in an amount not to exceed \$320,000 for a period of nine months.

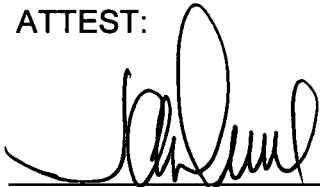
APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL


By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 16th day of September 2014, by the following vote:

AYES: Bonelli, Castellanos, Malcolm, Merrifield, Moore, Nelson, and Valderrama.
NAYS: None.
EXCUSED: None.
ABSENT: None.
ABSTAIN: None.


Robert E. Nelson, Chairman
Board of Port Commissioners

ATTEST:

Timothy A. Deuel
District Clerk

