

RESOLUTION 2014-92

RESOLUTION SELECTION AND AUTHORIZING AGREEMENT WITH AECOM TECHNICAL SERVICES, INC. TO PROVIDE REPORTS OF SUSTAINABLE LEASING POLICY RECOMMENDATIONS, AND APPRAISAL OF PERCENTAGE RENTAL RATES, AND BENCHMARKING OF REAL ESTATE PRACTICES, OF NINE MONTHS, EXPIRING JANUARY 31, 2015

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 I (Port Act); and

WHEREAS, the Board of Port Commissioners (BPC) adopted BPC Policy No. 110 establishing a procedure for the administration of contracts, agreements, and the purchasing of supplies, materials, and equipment and establishing a policy governing the processing and administration of contracts; and

WHEREAS, pursuant to BPC Policy No. 110, staff issued a Request for Proposals (RFP) No. 14-07 on February 24, 2014 seeking qualified firms to provide expert professional support in three areas: (1) prepare a study and summary report that would review, analyze, and provide recommendations for a sustainable leasing policy to be incorporated into the District's real estate and maritime leasing policy and practices; (2) develop an opinion of fair market percentage rental rates for 39 revenue categories currently being used by the District; and (3) prepare a benchmarking study and summary report that will review and analyze the District's real estate and maritime leasing practices; and

WHEREAS, eleven consultants and six staff attended the Informational Exchange Meeting on March 6, 2014; and

WHEREAS, four firms submitted proposals and participated in the interview process: AECOM Technical Services, Inc.; Colliers International Valuation and Advisory Services; Harvey M. Rose & Associates; and Epera Group; and

WHEREAS, based on interviews, written proposals and a decision analysis process using the criteria stated in the RFP, staff is recommending the BPC select AECOM Technical Services, Inc. (AECOM) to complete this project; and

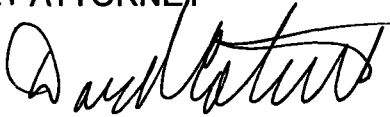
WHEREAS, the proposal submitted by AECOM in the amount of \$248,951 best demonstrated an understanding of the project through written materials and their interview presentation; moreover, the detailed presentation for the Project Team's proposed approach to the three deliverables and in particular the sustainable leasing study was most responsive to the tasks described in the RFP; and

WHEREAS, AECOM's contract for the work outlined in the RFP and the agreement will not exceed \$248,951; however, staff included a contingency of an additional \$26,049 in the agreement in the event the District requests additional work.

NOW, THEREFORE, BE IT RESOLVED by 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 on behalf of the San Diego Unified Port District to enter into an Agreement with AECOM Technical Services, Inc., a California corporation to prepare reports of sustainable leasing policy recommendations, an appraisal of percentage rental rates, and benchmarking of real estate practices for an amount not to exceed \$275,000 for a period of nine months, expiring February 15, 2015.

APPROVED AS TO FORM AND LEGALITY:
PORT ATTORNEY



By: ~~Assistant~~/Deputy

2014-92

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 6th day of May 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:



Laura Nicholson
Deputy District Clerk

(Seal)