

RESOLUTION 2015-92

RESOLUTION SELECTING AND AUTHORIZING AGREEMENTS WITH:

- A) AECOM TECHNICAL SERVICES, INC.
 - B) BAE URBAN ECONOMICS, INC
 - C) BENDER ROSENTHAL, INC.
 - D) ECONOMIC & PLANNING SYSTEMS, INC.
 - E) HR&A ADVISORS, INC.
 - F) JONES LANGE LASALLE AMERICAS, INC.
 - G) KATHRYN MCDERMOTT
 - H) KEYSER MARSTON ASSOCIATES, INC.
 - I) MAURICE ROBINSON & ASSOCIATES, LLC
 - J) MICHAEL BAKER INTERNATIONAL
 - K) PSOMAS
 - L) RASMUSON APPRAISAL SERVICES
 - M) THE DORE GROUP, INC.
 - N) THE MILLER HULL PARTNERSHIP, LLC
- TO PROVIDE AS-NEEDED REAL ESTATE CONSULTING SERVICES FOR \$400,000 IN FY 15/16 AND AS AUTHORIZED BY THE BOARD IN FY 16/17 AND FY 17/18 FOR A TOTAL AGGREGATE AMOUNT PAYABLE UNDER THE AGREEMENTS NOT TO EXCEED \$1,600,000 FOR A PERIOD OF THREE YEARS**

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, the Real Estate Department has entered into contracts with consultants on an as-needed basis to meet lease and project requirements as they arise; and

WHEREAS, the process to enter into a contract with a consultant is often lengthy and does not consistently align with the timeframes in which the work needs to be completed; and

WHEREAS, best management practices for procuring professional services recommend establishing on-call lists covering multiple year time frames to allow for a more efficient and expedited method of obtaining services; and

WHEREAS, Board of Port Commissioners (BPC) Policy 110 II.C. requires agreements for the expenditure in excess of \$175,000 shall be authorized by the BPC after solicitation of written responses; and

WHEREAS, the Real Estate Department issued a RFQ for on-call real estate consulting services with the goal of retaining consultants that can be called upon on an as-needed basis to provide assistance in a variety of disciplines in support of the District's various real estate activities; and

WHEREAS, the scope of services to be provided include financial analyses and appraisals, market and economic analyses, real estate negotiation support, design support and surveying support; and

WHEREAS, due to the numerous work efforts anticipated and the variety of tasks that may be needed, retaining several as-needed consultants will establish a greater capacity to work on multiple projects concurrently; and

WHEREAS, retaining as-needed consultants ensures a prompt response and competitive pricing for the requested services; and

WHEREAS, pursuant to BPC Policy No. 110 II.C., on March 25, 2015, District staff issued RFQ 15-15 seeking on-call real estate consulting services to provide professional support of the District's various real estate efforts, including lease negotiations, rent reviews, surveying services, design services and market and economic studies; and

WHEREAS, a legal ad was placed in the San Diego Daily Transcript on March 25, 2015, and the RFQ was electronically mailed directly to approximately 1,400 consulting firms known to offer the necessary services and that have expressed interest in working on projects on District tidelands; and

WHEREAS, an Information Exchange Meeting was held on April 6, 2015. Firms were instructed to propose services under all or one of the categories or subcategories listed in the RFQ; and

WHEREAS, on April 20, 2015 the District received 52 total proposals. A selection panel composed of District staff short-listed and interviewed 31 firms between May 18, 2015 and June 2, 2015. Separate interview panels were used for each category; and

WHEREAS, the fifty-two (52) proposals to the RFQ that were received by the deadline of April 20, 2015, were all deemed by staff to be responsive; and

WHEREAS, utilizing the Decision Analysis methodology, the selection panels ranked the firms according to the criteria established in the RFQ; and

WHEREAS, the selection criteria included the evaluation of the consultants' relevant experience, experience of proposed staff, approach to the project, completeness of the qualification proposal, and capability to perform

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within the project budget and schedule; and

WHEREAS, based on the results of the decision analyses under each category of the RFQ, staff is recommending the District enter into 14 contracts with the firms summarized below, in alphabetical order; and

WHEREAS, the results are summarized on Attachment A to the agenda sheet.

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 her designated representative is hereby authorized on behalf of the San Diego Unified Port District to select and enter into an agreements with: AECOM Technical Services, Inc.; BAE Urban Economics, Inc.; Bender Rosenthal, Inc.; Economic & Planning Systems, Inc.; HR&A Advisors, Inc.; Jones Lange LaSalle Americas, Inc.; Kathryn Mcdermott; Keyser Marston Associates, Inc.; Maurice Robinson & Associates, Inc.; Michael Baker International; Psomas; Rasmuson Appraisal Services; The Dore Group, Inc.; and The Miller Hull Partnership, LLC for on-call real estate consulting services for \$400,000 in FY 15/16 and as authorized by the BPC in FY 16/17 and FY 17/18 for a total aggregate amount payable under the agreements not to exceed \$1,600,000 for a period of three years.

APPROVED AS TO FORM AND LEGALITY:
GENERAL COUNSEL



By: Assistant/Deputy

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PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 11th day of August, 2015, by the following vote:

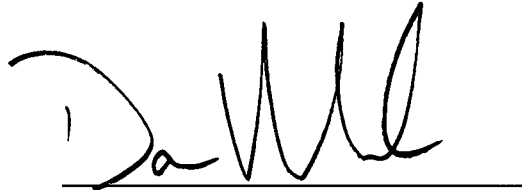
AYES: Castellanos, Malcolm, Merrifield, Nelson, and Valderrama.

NAYS: None.

EXCUSED: Bonelli and Moore.

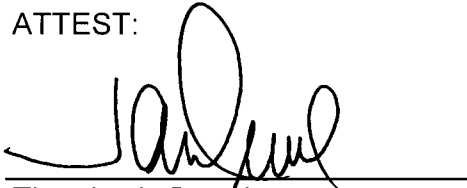
ABSENT: None.

ABSTAIN: None.



Dan Malcolm, Chairman
Board of Port Commissioners

ATTEST:



Timothy A. Deuel
District Clerk

