



Meeting Date: July 23, 2026

To: Public Works Commission

Through: Carla Short, Public Works Director
Bruce Robertson, Deputy Director

From: Jacky Ng, Contract Manager

Subject: As-Needed Structural Engineering Services 2026 – Contract Awards

Director's Recommendation: Award five (5) Professional Services Contract for As-Needed Structural Engineering Services 2026, each in an amount not-to-exceed \$3,000,000 and with a duration of 1,825 calendar days to the following consultants: Biggs Cardosa Associates, Inc. / Bello & Associates, Structural Engineers Joint Venture (JV); Structus, Inc.; COWI North America, Inc. / Ryan Joyce Structural Design JV, ARUP US, Inc. / Maffei Structural Engineering JV, and SOHA Structural Engineers for structural engineering services. Approve an increase of \$1,500,000 contingency to the total contract not-to-exceed amount, increasing the total not-to-exceed amount to \$4,500,000, and authorize the Director of Public Works to approve the corresponding future contract modifications. Per contract.

Contract Background: The work to be done under these contracts consist of structural engineering services. The selected consultants provide specialized services in structural engineering tasks that may include, but need not be limited to, structural design and analysis of buildings and structures, soil-structure interaction, non-linear analysis, condition assessment reports, field investigations, peer reviews, forensic engineering, bridge engineering, corrosion engineering, value engineering, cost estimating, construction engineering, and consultation for various types of structures in high seismic regions. Consultants may provide the requested services for an entire project, a portion of a project, or any project phase.

Each contract has a term of five-year term with an initial not-to-exceed amount of \$3,000,000. According to San Francisco Administrative Code Section 6.43(b)(1), cumulative modifications to a multiple-project as-needed contract shall not exceed 150% of the original not-to-exceed contract amount. Therefore, each contract may be increased by up to \$1,500,000, bringing the total not-to-exceed amount to \$4,500,000 per contract.

Solicitation Process: On December 10, 2025, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Structural Engineering Services 2026. Public Works sought to award five (5) contracts with an anticipated not-to-exceed contract amount of \$3,000,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subcontracting requirement for each contract awarded under the RFQ.

On February 4, 2026, Public Works received nine proposals. City staff reviewed the proposals and determined that all nine (9) proposals were deemed responsive and responsible. The responsive and responsible proposals were then evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter. Optional oral interviews were not conducted.

Based on the evaluation results, Public Works recommends awarding contracts to the top five (5) ranked proposers.

Contract Details:

Contract Title:	As-Needed Structural Engineering Services 2026
Personal Services Contract No.:	Civil Service Commission approved on October 6, 2025 (PSC No. DHRPSC0005610).
Contract Award Amount:	Up to \$3,000,000 for each contract
Contract Duration:	1,825 calendar days for each contract
Contract Funding Sources (if applicable):	Client funding, depending on the project.
Anticipated Project Schedule:	Notice To Proceed is expected to be issued shortly after the contract is certified by the Public Works Contract Administration staff. Contract will end 1,825 calendar days after it commences.
Contractors' Names:	1. Biggs Cardosa Associates, Inc. / Bello & Associates, Structural Engineers Joint Venture (JV) 2. Structus, Inc. 3. COWI North America, Inc. / Ryan Joyce Structural Design JV 4. ARUP US, Inc. / Maffei Structural Engineering JV 5. SOHA Structural Engineers
Compliance with Chapter 14B Local Business Enterprise Ordinance:	The Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subcontracting requirement for this contract.
Other Compliance:	Evidence of Insurance; Business Tax Certification; Article 131 (Equal Benefits); First Source Hiring; Health Care Accountability Ordinance; Minimum Compensation Ordinance;
Additional Information:	N/A
Attachments:	Attachment 1: Notice of Intent to Award

	Attachment 2: CMD Determination Memo Attachment 3: Resolutions
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**“PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO**

RESOLUTION NO. _____

WHEREAS, On December 10, 2025, San Francisco Public Works (“Public Works”) issued a Request for Qualifications (RFQ) for As-Needed Structural Engineering Services 2026 to establish a pool of qualified consultants; and

WHEREAS, Public Works issued the RFQ to award five (5) contracts to pre-qualified prime consultants or joint ventures, each with an initial contract amount not to exceed \$3,000,000, a duration of 1,825 calendar days, and a contingency of \$1,500,000; and

WHEREAS, The Contract Monitoring Division established a 15% Local Business Enterprise (LBE) subcontracting requirement for each contract awarded under the RFQ; and

WHEREAS, On February 4, 2026, Public Works received nine (9)proposals in response to the RFQ; and

WHEREAS, All nine (9) proposals were deemed responsive and responsible and were evaluated and scored by a panel, without oral interviews; and

WHEREAS, COWI North America, Inc./Ryan Joyce Structural Design, Joint Venture (“COWI/RJSD, JV”) ranked third among the proposals evaluated in response to the RFQ; and

WHEREAS, Public Works seeks authorization to award a contract to COWI/RJSD, JV for As-Needed Structural Engineering Services 2026; now, therefore, be it

RESOLVED, That this Commission hereby awards a Public Works Professional Services Contract to COWI/RJSD, JV, in an amount not-to-exceed \$3,000,000, with a contract duration of 1,825 calendar days, and approves a \$1,500,000 contingency, for a total not-to-exceed contract amount of \$4,500,000.

I hereby certify that the foregoing resolution was adopted by the Public Works Commission at its meeting of _____.

Commission Affairs Manager
Public Works Commission

City & County of San Francisco
Daniel Lurie, Mayor



Office of the City Administrator
Carmen Chu, City Administrator
Contract Monitoring Division
Regina Chan, Director

MEMORANDUM

Date: May 5, 2026

To: Belle Macaranas, Public Works
Jacky Ng, Public Works

From: Queena Chen, Contract Monitoring Division

Subject: CMD Review of Proposals Submitted on February 4, 2026 for As-Needed Structural Engineering Services 2026, Sourcing Event: #11270

****Note to DPW -- Please use the tables with the blue headers for your Peoplesoft project team entry.**

The rating bonus was applied to proposers that are certified by the Contract Monitoring Division, ("CMD") as an LBE in the type of work that is specified for the prime by the Contract Awarding Authority. The rating bonus is also applied to proposers with at least one LBE joint venture partner (certified by CMD as an LBE in the type of work that is specified for the prime by the Contract Awarding Authority) that will perform at least 35% of prime level work.

Proposer	Rating Bonus	Rank with Rating Bonus	Rating Bonus applied due to LBE Prime:	LBE Status, Type and Size	Percentage of prime level work committed to LBE JV partner:
Biggs Cardosa/ Bello JV	7.5%	1	Bello & Associates	SF LBE - MICR	40%
STRUCTUS, Inc.	10.0%	2	STRUCTUS, Inc.	SF LBE - SML	N/A
COWI/RJSD JV	7.5%	3	Ryan Joyce Structural Design	SF LBE - MICR	40%
Arup/Maffei JV	7.5%	4	Maffei Structural Eng	SF LBE - MICR	40%
SOHA Structural Engineers	10.0%	5	SOHA Structural Engineers	SF LBE - SML	N/A
NYA + FTF	7.5%	6	FTF Engineering (FTF)	SF LBE - SML	40%
Rutherford + Chekene	N/A	7	N/A	N/A	N/A
TT/BASE JV	7.5%	8	BASE Design	SF LBE - MICR	40%
Miyamoto International	N/A	9	N/A	N/A	N/A

The RFP indicates that a contract will be awarded to 5 highest ranked proposers.

Biggs Cardosa/Bello JV satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. Biggs Cardosa/Bello JV's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	15%

Biggs Cardosa/Bello JV is a joint venture formed by these partners:

Joint Venture Partner	Scope of Work	Performance Split	LBE	LBE Size	Percent LBE (%)	Percent of Work (%)
Bello & Associates	Project/Engineering Management, Structural Engineering, CAD Drafting/Revit, Value Engineering & Peer Review, Cost Estimating Review, QA/QC Review, Construction Support	40%	LBE	MICR	100%	28%
Biggs Cardosa Associates, Inc.	Project/Engineering Management; Structural, Marine & Forensic Engineering; CAD Drafting/Revit, Value Engineering & Peer Review, Cost Estimating Review, QA/QC Review, Construction Support, Special Inspection	60%			0%	42%

In their proposal, Biggs Cardosa/Bello JV listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
AGS, Inc.	Geotechnical Engineering	LBE	MICR	100%	2.00%
Knapp Architects	Architecture & Historic Preservation	LBE	MICR	100%	1.50%
M Lee Corp	Cost Estimating & Scheduling	LBE	SML	100%	5.50%
RES Engineers, Inc.	Materials Testing & Inspection	LBE	SML	100%	6.00%
BKF Engineers, Inc.	Civil Engineering & Surveying				3.00%
David Bonowitz, SE	Value Engineering & Peer Review				3.00%
Envista Forensics	Forensic Engineering				2.50%
JDH Corrosion Consultants, Inc.	Corrosion Engineering				3.00%
Power Engineering Construction Co.	Marine Surveys & Inspection				2.00%
SPI Consulting Engineers, Inc.	Deep Excavations, Shoring & Underpinning				1.50%

Biggs Cardosa/Bello JV satisfied the “Good Faith Efforts” requirement.

Biggs Cardosa/Bello JV utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

STRUCTUS, Inc. (STRUCTUS) satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. STRUCTUS, Inc.'s commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	17%

STRUCTUS intends to perform structural engineering, and SSI project management.

In their proposal, STRUCTUS listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
Apex Testing Laboratories	Material Testing	LBE	MICR	100%	1.50%
Divis Consulting	Geotechnical Engineering	LBE	MICR	100%	2.00%
M Lee	Cost Estimate and Scheduling	LBE	SML	100%	5.00%
RES Engineers	Special Inspection	LBE	SML	100%	1.50%
Tuan & Robinson, Structural Engineers	Structural Engineering (Deep Excavation, Temporary Shoring, Earth Retaining, and Constructability review)	LBE	MICR	100%	6.00%
Telamon Engineering Consultant	Civil Engineering, Survey	LBE	SML	100%	1.00%
AGDI	SSI Peer Review				0.50%
GHD	Civil Engineering, Pier and Marina Engineering, Corrosion Mitigation and Protection, Bridge Engineering				3.00%
Ertugrul Taciroglu	SSI Peer Review				0.50%
Underwater Resource	Underwater Exploration				1.00%

STRUCTUS satisfied the "Good Faith Efforts" requirement.

STRUCTUS utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

COWI/RJSD JV satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. COWI/RJSD JV's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	15%

COWI/RJSD JV is a joint venture formed by these partners:

Joint Venture Partner	Scope of Work	Performance Split	LBE	LBE Size	Percent LBE (%)	Percent of Work (%)
Ryan Joyce Structural Design	Project Management, Structural Engineering	40%	LBE	MICR	100%	34%
COWI North America, Inc.	Project Management, Structural Engineering	60%			0%	51%

In their proposal, COWI/RJSD JV listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
M Lee Corporation	Cost Estimating Value/Quality Engineering	LBE	SML	100%	3.00%
Lotus Water	Civil / Utilities	LBE	SML	100%	1.00%
Divis Consulting, Inc.	Geotechnical Engineering	LBE	MICR	100%	2.00%
RES Engineers, Inc	Special Inspection Materials Testing	LBE	SML	100%	2.00%
BASE Design Inc.	Structural Engineering	LBE	MICR	100%	1.00%
Merrill Morris Partners	Landscape Architecture	LBE	MICR	100%	2.00%
Meridian Surveying Engineering	Surveying	LBE	MICR	100%	1.00%
Studio Perez	Architecture Services	LBE	MICR	100%	1.00%
MHC Engineers, Inc.	Mechanical Engineering & Fire Protection	LBE	MICR	100%	1.00%
ACG Engineers, Inc.	Electrical Engineering	LBE	MICR	100%	1.00%

COWI/RJSD JV satisfied the “Good Faith Efforts” requirement.

COWI/RJSD JV utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

Arup/Maffei JV satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. Arup/Maffei JV’s commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	22.50%

Arup/Maffei JV is a joint venture formed by these partners:

Joint Venture Partner	Scope of Work	Performance Split	LBE	LBE Size	Percent LBE (%)	Percent of Work (%)
Maffei Structural Eng	Structural Engineering	40%	LBE	MICR	100%	30.80%
Arup US, Inc.	Structural Engineering	60%			0%	46.20%

In their proposal, Arup/Maffei JV listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
M Lee Corporation	Cost Estimating	LBE	SML	100%	10.00%
RES Engineers, Inc.	Material Testing; Special Inspections	LBE	SML	100%	1.00%
AGS, Inc.	Geotech. Investigation	LBE	MICR	100%	0.50%
LEE Incorporated	Site Surveying	LBE	SML	100%	1.00%
AMC Consulting Eng. Inc	Pier and Marina	LBE	MICR	100%	10.00%
Underwater Resources Inc	Underwater Exploration				0.5%

Arup/Maffei JV satisfied the “Good Faith Efforts” requirement.

Arup/Maffei JV utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

SOHA Structural Engineers (SOHA) satisfactorily demonstrated how they will meet the LBE subcontractor participation requirement.

A combination of Micro-LBE and Small-LBE participation will count toward LBE subcontractor participation compliance. SOHA's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	25%

SOHA intends to perform Structural Engineering, CAD/Revit, VE, Peer Review QA/QC.

In their proposal, SOHA listed the following subcontractors on this contract.

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
Mathew Bittleston, SE	Structural Engineering, VE, Peer Review	LBE	MICR	MICR	15.00%
RES Engineers, Inc	Materials Testing	LBE	SML	MICR	5.00%
M. Lee Corporation	Cost Estimating & Scheduling	LBE	SML	MICR	5.00%

SOHA satisfied the "Good Faith Efforts" requirement.

SOHA utilized Approach A and exceeded the LBE subcontractor participation requirement by 35%.

CMD finds Biggs Cardosa/Bello JV, STRUCTUS, COWI/RJSD JV, Arup/Maffei JV, and SOHA are responsive to pre-award requirements of Chapter 14B. Once awarded, the contracts will be monitored for compliance with the LBE subcontractor participation commitment, as well as other 14B requirements.

Primary CMD contact for the contract: **Queena Chen, queena.chen@sfgov.org**

CMD must be contacted immediately for:

- Subcontractor addition/substitution;
- Contract modification that cumulatively increases the original contract value by 20%;
- Prompt payment issues;
- Any other issues pertaining to LBE subcontractor participation.

Noncompliance may result in penalties, including monetary fines. Please communicate with CMD early.

QC



Carla Short, Director | Director's Office

carla.short@sfdpw.org | T. 628.271.3078 | 49 South Van Ness Ave. Suite 1600, San Francisco, CA 94103

NOTICE OF INTENT TO AWARD

DATE: May 15, 2026

TO: RFQ 11270 Proposers

RE: As-Needed Structural Engineering Services 2026

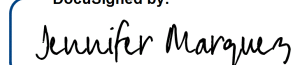
The City has completed its evaluation of the responses received for RFQ 11270 – As-Needed Structural Engineering Services 2026 and intends to award contracts to the following selected firms, listed in rank order from highest to lowest:

1. Biggs Cardosa – Bello, Joint Venture
2. STRUCTUS, Inc.
3. COWI North America – Ryan Joyce Structural Design, Joint Venture (COWI-RJSD, JV)
4. Arup – Maffei, Joint Venture
5. SOHA Structural Engineers

The final scores and ranking for the selected firms are attached for reference.

Public Works will contact the selected firms with next steps for negotiations and pre-award compliance review.

Sincerely,

DocuSigned by:

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Jennifer Marquez

Finance Manager, Financial Management and Administration

Attachment: Selected Firms Final Scores and Rankings



City and County of San Francisco
San Francisco Public Works



FINAL SCORES AND RANKING FOR SELECTED FIRMS

May 15, 2026

Sourcing Event ID 11270

Request for Qualifications
As-Needed Structural Engineering Services 2026

Proposers	Average Raw Score	LBE Bonus ¹	Final Score	Final Rank ²
Biggs Cardosa - Bello, JV	885.75	7.5%	952.18	1
STRUCTUS, Inc.	849.25	10%	934.18	2
COWI North America (COWI) – Ryan Joyce Structural Design (RJSD), JV	866.25	7.5%	931.22	3
Arup – Maffei, JV	860.75	7.5%	925.31	4
SOHA Structural Engineers	824.25	10%	906.68	5

Note:

¹ LBE Rating Bonus applied by the Contract Monitoring Division

² The RFQ states that a contract will be awarded to the top five (5) highest-ranked Proposers.