



Meeting Date: April 30, 2026

To: Public Works Commission

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

From: Jacky Ng, Contract Manager

Subject: As-Needed LEED and Sustainability Services 2026 – Four Contract Awards

Director’s Recommendation: Award Professional Services Contract, As-Needed LEED and Sustainability Services 2026 in the amount of \$2,600,000 each for 1,825 calendar days to the following 4 contracts (each a “Consultant”): AECOM Technical Services, Inc., GLUMAC, Arup US, Inc., and Stok, LLC for LEED and sustainability services. Approve an increase of \$1,300,000 contingency to the total contract not-to-exceed amount. Also authorize the Director of Public Works to approve future contract modifications, increasing the total not-to-exceed amount to \$3,900,000 per contract.

Contract Background: The work to be done under this contract consists of LEED and sustainability services. The selected consultant provides specialized services in LEED and sustainability to support Public Works’ design staff on an as-needed basis. Work includes circular construction, deconstruction, building energy engineering and design, as well as post-construction services, such as building monitoring, commissioning, retro-commissioning, and performance optimization for City projects and related support services. A consultant may provide the requested services for an entire project, a portion of a project, or a project phase. Consultants have provided this type of services for the City in the past.

Each master agreement has a term of five-year term with an initial not-to-exceed amount of \$2,600,000. 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 \$1,300,000, bringing the total not-to-exceed amount to \$3,900,000.

Solicitation Process: On September 30, 2025, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed LEED and Sustainability Services 2026. Public Works sought to award four contracts with an anticipated not-to-exceed contract amount of \$2,600,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subcontracting requirement for this contract.

On November 13, 2025, Public Works received nine proposals. City staff reviewed the proposals and determined that all nine proposals were 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.

The top four RFQ proposers for this contract were: AECOM Technical Services, Inc., GLUMAC, Arup US, Inc., and Stok, LLC.

Contract Details:

Contract Title:	As-Needed LEED and Sustainability Services 2026
Personal Services Contract No.:	Civil Service Commission approved on August 11, 2025 (PSC No. DHRPSC0005326).
Contract Award Amount:	Up to \$2,600,000 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.
Contract Duration:	1,825 calendar days for each contract
Contractors' Names:	<ol style="list-style-type: none"> 1. AECOM Technical Services, Inc. 2. GLUMAC 3. Arup US, Inc. 4. Stok, LLC
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:	First Source Hiring; MCO; HCAO; Insurance
Additional Information:	N/A
Attachments:	Attachment 1: Notice of Intent to Award Attachment 2: CMD Determination Memo Attachment 3: Resolutions

**PUBLIC WORKS COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
RESOLUTION NO. _____**

WHEREAS, On September 30, 2025, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed LEED and Sustainability Services 2026 to establish a pool of qualified consultants; and

WHEREAS, The not-to-exceed contract amount is anticipated to be up to \$2,600,000; and the agreement will have a duration of 1,825 calendar days for these services, and

WHEREAS, Public Works seeks authorization for a contingency increase of \$1,300,000 to the not-to-exceed amount; and

WHEREAS, Public Works intended to award contracts to a total of 4 pre-qualified prime consultants or joint ventures through the RFQ As-Needed LEED and Sustainability Services 2026; and

WHEREAS, Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subcontracting requirement for this contract; and

WHEREAS, Public Works received nine proposals in response to the RFQ on November 13, 2025; and

WHEREAS, All nine proposals were deemed to be responsive and responsible and were evaluated and scored by a panel composed of individuals knowledgeable on the subject matter of this RFQ; and oral interviews were not conducted; and

WHEREAS, Proposer Stok, LLC ranked fourth in the RFQ; and now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works professional Services Contract, As-Needed LEED and Sustainability Services 2026, in an amount not to exceed \$2,600,000, with a contract duration of 1,825 calendar days to Stok, LLC; and

FURTHER RESOLVED, that this Commission hereby approves the contingency increase, resulting in a revised not-to-exceed contract amount of \$3,900,000.

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

Commission Affairs Manager
Public Works Commission



MEMORANDUM

Date: March 10, 2026
To: Belle Macaranas, Public Works
Jacky Ng, Public Works
From: Queena Chen for James Chung, Contract Monitoring Division
Subject: CMD Review of Proposals Submitted on November 13, 2025 for As-Needed LEED and Sustainability Services 2026, Sourcing Event #0000010701

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

The LBE rating bonus was not applied because there were no LBE proposers.

Proposer	Final Rank
AECOM Technical Services, Inc	1
GLUMAC	2
Arup US, Inc	3
Stok, LLC	4
Thornton Tomasetti, Inc.	5
Cumming Management Group, Inc.	6
Veregy Pacific, LLC	7
EXP US Services, Inc.	8
Sustainable Investment Group, LLC	9

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

AECOM Technical Services, Inc (AECOM) 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. AECOM's commitment for this contract:

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

AECOM intends to perform green building/LEED consulting, commissioning, energy efficiency services, and mechanical engineering.

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
A & S Engineers Inc.	Commissioning, MEP Engineering	LBE	MICR	100%	3.00%
A A E S Inc	Power Eng. Commissioning, Electrical	LBE	MICR	100%	3.00%
AR Green Consulting	Sustainability/LEED Consulting	LBE	MICR	100%	3.00%
Engineering 350	Energy Efficiency Services, M/P Engineering - Energy Systems Engineering and Design Review	LBE	MICR	100%	3.00%
Energy Resources Integration, LLC	Energy Efficiency (evaluation) Services	LBE	MICR	100%	3.00%

AECOM satisfied the “Good Faith Efforts” requirement.

AECOM utilized Approach B by subcontracting with Micro-LBE firms, A & S Engineers Inc., AR Green Consulting, and Engineering 350.

GLUMAC 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. GLUMAC’s commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	30%

GLUMAC intends to perform green building/LEED, cx, retro-cx, and energy.

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
AR Green Consulting	Energy Efficiency Services	LBE	MICR	100%	15.00%
San Timoteo Energy Associates	Energy and Sustainability Consulting	LBE	MICR	100%	15.00%
All About Waste	Circular Construction and Deconstruction				0%
OCMI	Cost Management				0%

GLUMAC satisfied the “Good Faith Efforts” requirement.

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

Arup US, Inc (Arup) 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’s commitment for this contract:

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

Arup intends to perform sustainability, energy, and engineering.

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
AR Green Consulting	Environmental Advisory, Energy Efficiency - Green Building and LEED	LBE	MICR	100%	6.00%
Engineering 350	Mechanical Engineering - Energy Efficiency Evaluation and Engineering	LBE	MICR	100%	6.00%
GRD Energy Inc	Energy Efficiency Services - Operational Monitoring and Retro-Commissioning	LBE	MICR	100%	3.00%

Arup satisfied the “Good Faith Efforts” requirement.

Arup utilized Approach B by subcontracting with Micro-LBE firm, GRD Energy Inc.

Stok, LLC (Stok) 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. Stok’s commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	15%	21%

Stok intends to perform green building/LEED consulting, energy and engineering, cx, op. monitoring and retro-cx.

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
AR Green Consulting	Green Building and LEED Consulting; Energy and Engineering; Cx; Op. Monitoring and Retro Cx	LBE	MICR	100%	12.00%
Point Energy Innovation	Energy/Resource Efficiency Evaluation & Engineering; Operational Monitoring and Retro Commissioning	LBE	SML	100%	9.00%
Pyxis Partners	Cx				12.00%

Stok satisfied the “Good Faith Efforts” requirement.

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

CMD finds AECOM, GLUMAC, Arup, and Stok 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: **James Chung**, james.chung@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: 3/23/2026 | 11:18:21 AM PDT

TO: RFQ Sourcing Event ID 10701 Proposers

RE: As-Needed LEED and Sustainability Services 2026

Thank you for your participation in the Request for Qualifications (RFQ) for the above-referenced project. The City has completed its evaluation of the proposals and intends to award contracts to the top four (4) highest-ranked proposers.

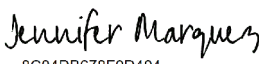
The final rankings for this RFQ, listed in order from highest to lowest, are as follows:

1. AECOM Technical Services, Inc.
2. GLUMAC
3. Arup US, Inc.
4. Stok, LLC
5. Thornton Tomasetti, Inc.
6. Cumming Management Group, Inc.
7. Veregy Pacific, LLC
8. EXP US Services, Inc.
9. Sustainable Investment Group, LLC (SIG)

We appreciate the time and effort each proposer dedicated to their submission. Jacky Ng, Public Works Contract Manager, will contact the selected firms to initiate contract negotiations.

Please contact Belle Macaranas at Belle.Macaranas@sfdpw.org if you have any questions.

Sincerely,

DocuSigned by:

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Jennifer Marquez

Finance Manager, Financial Management and Administration

Attachment: Final Scores and Rankings



City and County of San Francisco
 San Francisco Public Works
 Project Controls and Services



FINAL SCORES AND RANKINGS

March 23, 2026

Sourcing Event ID 10701

Request for Qualifications

As-Needed LEED and Sustainability Services 2026

Proposers	Raw Score	LBE Bonus*	Final Score	Rank**
AECOM Technical Services, Inc.	960.25	0.0%	960.25	1
GLUMAC	950.75	0.0%	950.75	2
Arup US, Inc.	945.50	0.0%	945.50	3
Stok, LLC	943.00	0.0%	943.00	4
Thornton Tomasetti, Inc.	928.75	0.0%	928.75	5
Cumming Management Group, Inc.	898.50	0.0%	898.50	6
Veregy Pacific, LLC	892.50	0.0%	892.50	7
EXP US Services, Inc.	789.00	0.0%	789.00	8
Sustainable Investment Group, LLC (SIG)	262.75	0.0%	262.75	9

* No LBE rating bonus was applied due to the absence of LBE proposers.

** The RFQ states that a contract will be awarded to the top four (4) highest-ranked Proposers.