



**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

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**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 a contract contingency of \$1,500,000, increasing the total not-to-exceed contract 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:**

|                                                                         |                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Contract Title:</b>                                                  | As-Needed Structural Engineering Services 2026                                                                                                                                                                                                                                                                                                             |
| <b>Personal Services Contract No.:</b>                                  | Civil Service Commission approved on October 6, 2025 (PSC No. DHRPSC0005610).                                                                                                                                                                                                                                                                              |
| <b>Contract Award Amount:</b>                                           | Up to \$3,000,000 for each contract                                                                                                                                                                                                                                                                                                                        |
| <b>Contract Duration:</b>                                               | 1,825 calendar days for each contract                                                                                                                                                                                                                                                                                                                      |
| <b>Contract Funding Sources (if applicable):</b>                        | Client funding, depending on the project.                                                                                                                                                                                                                                                                                                                  |
| <b>Anticipated Project Schedule:</b>                                    | 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.                                                                                                                                                            |
| <b>Contractors' Names:</b>                                              | <ol style="list-style-type: none"> <li>1. Biggs Cardosa Associates, Inc. / Bello &amp; Associates, Structural Engineers Joint Venture (JV)</li> <li>2. Structus, Inc.</li> <li>3. COWI North America, Inc. / Ryan Joyce Structural Design JV</li> <li>4. ARUP US, Inc. / Maffei Structural Engineering JV</li> <li>5. SOHA Structural Engineers</li> </ol> |
| <b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b> | The Contract Monitoring Division (CMD) established a 15% Local Business Enterprise (LBE) subcontracting requirement for this contract.                                                                                                                                                                                                                     |
| <b>Other Compliance:</b>                                                | Evidence of Insurance; Business Tax Certification; Article 131 (Equal Benefits); First Source Hiring; Health Care Accountability Ordinance; Minimum Compensation Ordinance;                                                                                                                                                                                |
| <b>Additional Information:</b>                                          | N/A                                                                                                                                                                                                                                                                                                                                                        |
| <b>Attachments:</b>                                                     | Attachment 1: Notice of Intent to Award                                                                                                                                                                                                                                                                                                                    |

|  |                                                                   |
|--|-------------------------------------------------------------------|
|  | Attachment 2: CMD Determination Memo<br>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 contract modification of up to an additional \$1,500,000 , 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/<br>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;<br>Special Inspections | LBE | SML      | 100%        | 1.00%           |
| AGS, Inc.                | Geotech.<br>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](mailto: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

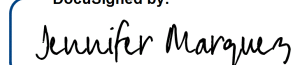
The City has completed its evaluation of the responses received for RFQ 11270 – As-Needed Structural Engineering Services 2026 and intends to award contracts to the following selected firms, listed in rank order from highest to lowest:

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 <sup>1</sup> | Final Score | Final Rank <sup>2</sup> |
|------------------------------------------------------------------------|-------------------|------------------------|-------------|-------------------------|
| Biggs Cardosa - Bello, JV                                              | 885.75            | 7.5%                   | 952.18      | 1                       |
| STRUCTUS, Inc.                                                         | 849.25            | 10%                    | 934.18      | 2                       |
| COWI North America (COWI) –<br>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:

<sup>1</sup> LBE Rating Bonus applied by the Contract Monitoring Division

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