



**Meeting Date:** September 11, 2025

**To:** Public Works Commission

**Through:** Carla Short, Public Works Director  
Albert Ko, Deputy Director

**From:** Robert C. Begley, Contract Manager

**Subject:** As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services  
2025 (APC 2025) - 3 Contract Awards

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**Director's Recommendation:** Award professional services contract, As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025) in the amount of \$1,600,000 each for 1,825 calendar days to the following three contracts (each a "Consultant"): SCA Environmental, Inc., Terracon Consultants, Inc., and Millennium Consulting Associates for asbestos, lead, and industrial hygiene consultation services. Also, authorize the Director of Public Works to approve further contract modifications, increasing the total not-to-exceed amount to \$2,400,000 per contract.

**Contract Background:** The work to be done under this contract consists of asbestos, lead, and industrial hygiene consultation services. The selected consultant provides as-needed hazardous materials surveys and work plans, third-party oversight, air and noise monitoring, indoor air quality studies, and industrial hygiene services on City projects involving the abatement of asbestos, lead, and other hazardous materials on property owned, operated, and/or maintained by the City and County of San Francisco. The Consultant may provide the requested services for an entire project, a portion of a project, or any project phase. Consultants have provided this type of service for the City in the past.

Each master agreement has an initial not-to-exceed amount of \$1,600,000. 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 \$800,000, bringing the new not-to-exceed amount to \$2,400,000.

**Solicitation Process:** On April 28, 2025, San Francisco Public Works advertised the Request for Qualifications (RFQ) for As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025). Public Works sought to award three contracts with an anticipated not-to-exceed contract amount of \$1,600,000 with a contract duration of 1,825 calendar days. The Contract Monitoring Division (CMD) established a 20% Local Business Enterprise (LBE) subcontracting requirement for this contract.

On June 18, 2025, Public Works received three proposals. City staff reviewed all proposals and determined that all three 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 3 RFQ proposers for this contract were: SCA Environmental, Inc., Terracon Consultants, Inc. and Millennium Consulting Associates.

**Contract Details:**

<b>Contract Title:</b>	As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025)
<b>Personal Services Contract No.:</b>	Civil Service Commission approved on April 21, 2025 (PSC No. DHRPSC0004750).
<b>Contract Award Amount:</b>	Up to \$1,600,000 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. The contract will end 1,825 calendar days after it commences.
<b>Contract Duration:</b>	1,825 calendar days for each contract
<b>Contractors' Names:</b>	<ul style="list-style-type: none"><li>• SCA Environmental, Inc.</li><li>• Terracon Consultants, Inc.</li><li>• Millennium Consulting Associates</li></ul>
<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	<p>The Contract Monitoring Division (CMD) established a 20% Local Business Enterprise (LBE) subcontracting requirement for this contract.</p> <p>SCA Environmental, Inc. submitted an LBE subconsultant participation of 20% with its proposal.</p> <p>Terracon Consultants, Inc. submitted an LBE subconsultant participation of 20% with its proposal.</p>

	Millennium Consulting Associates submitted an LBE subconsultant participation of 20% with its proposal.
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	Attachment 1: Tabulation of Scores and Ranking Attachment 2: CMD Determination Memo Attachment 3: Resolutions

**PUBLIC WORKS COMMISSION  
CITY AND COUNTY OF SAN FRANCISCO**

**RESOLUTION NO. \_\_\_\_\_**

WHEREAS, On April 28, 2025, San Francisco Public Works (Public Works) advertised the Request for Qualifications (RFQ) for As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025) to establish a pool of qualified consultants; and

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

WHEREAS, An increase of \$800,000 to the not-to-exceed amount contingency is requested; and

WHEREAS, Public Works intended to award contracts to a total of 3 pre-qualified prime consultants or joint ventures through the RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025); and

WHEREAS, Contract Monitoring Division (CMD) established a 20% Local Business Enterprise (LBE) subcontracting requirement for this contract; and

WHEREAS, Public Works received three proposals in response to the RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025) on June 18, 2025; and

WHEREAS, The City found a total of three proposals responsive and responsible; and

WHEREAS, All three responsive and responsible proposals were evaluated and scored by a panel comprised of individuals knowledgeable on the subject matter of the RFQ; and

WHEREAS, Optional oral interviews were not conducted; and

WHEREAS, Proposer Terracon Consultants, Inc. ranked second in the RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025); and now, therefore, be it

RESOLVED, That this Commission hereby awards Public Works professional Services Contract, As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (APC 2025), in an amount not to exceed \$1,600,000, with a contract duration of 1,825 calendar days to Terracon Consultants, Inc., and be it

FURTHER RESOLVED, That this Commission hereby approves an increase of \$800,000 to the not-to-exceed amount contingency.

*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 and County of San Francisco  
San Francisco Public Works



**PROFESSIONAL SERVICES RFQ**  
**TABULATION OF SCORES**

Title: As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services  
2025 (APC 2025)

Sourcing Event ID No.: 10172

Date Proposals Received: June 18, 2025

Firm Name	LBE Bonus %	Final Score	Final Rank
SCA Environmental, Inc.	10%	107.25	1
Terracon Consultants, Inc.	0%	91.75	2
Millennium Consulting Associates	0%	90.00	3

**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: July 23, 2025

To: Olivia Lee, Public Works  
Contract Administration, Public Works

From: Norbu Dhonyo, Contract Monitoring Division

Subject: CMD Review of Proposals Submitted on June 18, 2025 for Sourcing Event # 0000010172 - As-Needed Asbestos Consultation Services 2025

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**\*\*Note to Department of Public Works ("DPW") -- Please use the tables with the blue headers for your Peoplesoft project team entry.**

**S C A ENVIRONMENTAL INC ("SCA"), TERRACON CONSULTANTS, INC ("TERRACON") and MILLENNIUM CONSULTING ASSOCIATES ("MILLENNIUM") are the highest ranked proposers after the rating bonus.**

On July 22, 2025, DPW informed CMD that TERRACON had submitted a revised CMD Form 2A, adding four non-LBE subcontractors for lab testing work. Although CMD does not accept revised Form 2A submissions, DPW clarified that these subcontractors were included in TERRACON's original proposal but were mistakenly omitted from the initial Form 2A. After verifying their inclusion in the proposal, CMD is updating TERRACON's subcontractor table to reflect the additional firms. These additions do not affect the overall LBE subcontracting participation commitment.

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.

Proposer	Rating Bonus	Rank with Rating Bonus	LBE Status, Type and Size	Final Score
S C A ENVIRONMENTAL INC	10%	1	SF LBE – WBE (Micro)	107.25
TERRACON CONSULTANTS, INC	N/A	2	N/A	91.75
MILLENNIUM CONSULTING ASSOCIATES	N/A	3	N/A	90.00

**The RFP indicates that a contract will be awarded to the three (3) highest ranked proposers.**

**S C A 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. SCA's commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	20.0%	20.0%

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
A E W ENGINEERING INC	Environmental Advisory Services, Site Assessments and Remediation Planning	LBE	MICR	100%	4.0%
ANALYTICAL LABS SAN FRANCISCO INC	Environmental Advisory Services, Hazardous Materials Sampling and Abatement Oversight	LBE	MICR	100%	13.0%
CELANALYTICAL INC	Analytical Services <sup>1</sup>	LBE	MICR	100%	1.0%
KM 106 Construction Inc.	Hazardous Materials	LBE	MICR	100%	1.0%
Special T Delivery	Delivery Services	LBE	MICR	100%	1.0%
Asbestos TEM Laboratories, Inc.	Laboratory Services				1.0%
EMSL Analytical, Inc.	Analytical Services <sup>2</sup>				1.0%
Eurofins Reservoirs Inc.	Analytical Services <sup>3</sup>				1.0%
McC Campbell Analytical, Inc.	Analytical services <sup>4</sup>				1.0%

Given that four firms were listed for the same scope of work (Analytical Services) on Form 2A, CMD sought clarification on how SCA planned to allocate the tasks among these subcontractors. SCA responded that:

<sup>1</sup> CELANALYTICAL INC will provide microbiological testing (e.g., Coliform, E coli., etc.).

<sup>2</sup> EMSL Analytical, Inc. will provide lead and asbestos air analyses

<sup>3</sup> Eurofins Reservoirs Inc. will provide bulk asbestos analyses.

<sup>4</sup> McC Campbell Analytical, Inc. will provide general chemistry type of analytical services.

SCA further explained that they will prioritize the lab they will utilize based on the firm's expertise and project requirements. If there are multiple firms that provide the same service, they will try to divide up the work but also evaluate the firm that can meet the required timeline for results.

**SCA satisfied the “Good Faith Efforts” requirement.**

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

**TERRACON 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. TERRACON’s commitment for this contract:

	Requirement %	Commitment %
Micro/Small LBE	20.0%	20.0%

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
ENVIROSURVEY INC	Hazardous Materials Consultant	LBE	MICR	100%	10.0%
NORTH TOWER ENVIRONMENTAL INC	Hazardous Materials Consultant	LBE	MICR	100%	10.0%
Eurofins Built Environment Testing	Analytical Laboratory Testing				0.0%
McC Campbell Analytical Inc.	Analytical Laboratory Testing				0.0%
Micro Analytical Laboratories, Inc.	Analytical Laboratory Testing				0.0%
SGS	Analytical Laboratory Testing				0.0%

Given that TERRACON listed both LBE firms for the same scope of work (Hazardous Materials Consultant) on Form 2A, CMD sought clarification on how TERRACON plans to allocate and assign tasks between these subcontractors.

TERRACON stated that it plans to engage the two LBE firms mainly for asbestos and lead projects, including building surveys and abatement monitoring. The work will be allocated on a project-by-project basis, considering staff availability.

**TERRACON satisfied the “Good Faith Efforts” requirement.**

TERRACON utilized Approach C by achieving at least 50 points with their demonstration of outreach.

**MILLENNIUM 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. MILLENNIUM’s commitment for this contract:



	Requirement %	Commitment %
Micro/Small LBE	20.0%	20.0%

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
ENVIROSURVEY INC	Supplemental Field Support	LBE	MICR	100%	6.0%
CDIM ENGINEERING, INC.	Water, Air & Multi-media Sampling, GIS support	LBE	MICR	100%	3.0%
CPM Environmental, Inc.	Project-specific Site Access & Sampling Preparations	LBE	SML	100%	3.0%
CELANALYTICAL INC	Lab Services & Supplies*	LBE	MICR	100%	3.0%
CADNET	CAD/Drafting	LBE	MICR	100%	5.0%
EMSL Analytical, Inc.	Lab Services & Supplies <sup>+</sup>				5.0%
McCampbell Analytical, Inc.	Lab Services & Supplies <sup>#</sup>				5.0%

Given that three firms were listed for the same scope of work (Lab Services & Supplies) on Form 2A, CMD sought clarification on how MILLENNIUM planned to allocate the tasks among these subcontractors. MILLENNIUM responded that:

\*CELANALYTICAL INC is a local, specialized firm and will provide lab work others are not certified to provide such as water, specialized air and metals.

<sup>+</sup>EMSL Analytical, Inc. will provide a greater suite of specialized IH/IAQ lab work that other labs do not and will also act as a backup lab to CEL and McCampbell.

<sup>#</sup>McCampbell Analytical, Inc. has environmental lab testing capabilities and will perform work in that category.

**MILLENNIUM satisfied the “Good Faith Efforts” requirement.**

MILLENNIUM utilized Approach C by achieving at least 50 points with their demonstration of outreach.

**CMD finds S C A ENVIRONMENTAL INC, TERRACON CONSULTANTS, INC and MILLENNIUM CONSULTING ASSOCIATES 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: **Norbu Dhonyo, [norbu.dhonyo@sfgov.org](mailto:norbu.dhonyo@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.

[CCO/ND]