



**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 (Micro-LBE Set-Aside Program) (APC 2025 Micro)  
– 2 Contract Awards

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**Director's Recommendation:** Award professional services contract, As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program) (APC 2025 Micro) in the amount of \$1,600,000 each for 1,825 calendar days to the following two contracts (each a "Consultant"): EnviroSurvey, Inc., and North Tower Environmental, Inc. 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 (Micro-LBE Set-Aside Program) (APC 2025 Micro). Public Works sought to award two 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) waived the Local Business Enterprise (LBE) subcontracting requirement for this contract. The RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program) (APC 2025 Micro) is open only to small local firms that have City and County

of San Francisco CMD Micro-LBE certification in the Health and Safety Testing Services certification category.

On June 16, 2025, Public Works received three proposals. City staff reviewed all proposals and determined that 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.

Proposer SCA Environmental, Inc. submitted proposals to both RFQ's 10172 As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Regular LBE Program) and 10173 As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program), and scored high enough on both RFQ's for a contract. As advertised in the RFQ's, only one contract can be awarded to a consultant for asbestos, lead, and industrial hygiene consultation services. Proposer SCA Environmental, Inc. selected to pursue the regular LBE program contract.

The top two RFQ proposers for this contract were EnviroSurvey, Inc., and North Tower Environmental, Inc.

**Contract Details:**

<b>Contract Title:</b>	As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program) (APC 2025 Micro)
<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>Contractor Names:</b>	<ul style="list-style-type: none"><li>• EnviroSurvey, Inc.</li><li>• North Tower Environmental, Inc.</li></ul>

<b>Compliance with Chapter 14B Local Business Enterprise Ordinance:</b>	<p>The Contract Monitoring Division (CMD) waived the Local Business Enterprise (LBE) subcontracting requirement for this contract.</p> <p>EnviroSurvey, Inc. submitted an LBE subconsultant participation of 2% with its proposal.</p> <p>North Tower Environmental, Inc. submitted an LBE subconsultant participation of 0% with its proposal.</p>
<b>Other Compliance:</b>	N/A
<b>Additional Information:</b>	N/A
<b>Attachments:</b>	<p>Attachment 1: Tabulation of Scores and Ranking</p> <p>Attachment 2: SCA Environmental Selecting RFQ 10172</p> <p>Attachment 3: CMD Determination Memo</p> <p>Attachment 4: Resolutions</p>

**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 (Micro-LBE Set-Aside Program) (APC 2025 Micro) 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 2 pre-qualified prime consultants or joint ventures through the RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program) (APC 2025 Micro); and

WHEREAS, Contract Monitoring Division (CMD) waived the 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 (Micro-LBE Set-Aside Program) (APC 2025 Micro) on June 16, 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 North Tower Environmental, Inc. ranked second in the RFQ As-Needed Asbestos, Lead, and Industrial Hygiene Consultation Services 2025 (Micro-LBE Set-Aside Program) (APC 2025 Micro); 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 (Micro-LBE Set-Aside Program) (APC 2025 Micro), in an amount not to exceed \$1,600,000, with a contract duration of 1,825 calendar days to North Tower Environmental, Inc..

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



## MEMORANDUM

Date: July 17, 2025

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

From: Norbu Dhonyo, Contract Monitoring Division

Subject: CMD Review of Proposals Submitted on June 16, 2025 for Sourcing Event # 0000010173 - As-Needed Asbestos Consultation Services 2025 (Micro-LBE Set-Aside Program)

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

**Rating bonus, LBE subconsulting requirement and Good Faith Outreach requirements are not applicable to Micro-LBE Set Aside contracts.**

Proposer	Rank	LBE Status, Type and Size	Final Score
S C A ENVIRONMENTAL INC	1	LBE-WBE (Micro)	99.00
ENVIROSURVEY INC	2	LBE-MBE (Micro)	93.50
NORTH TOWER ENVIRONMENTAL INC	3	LBE-WBE (Micro)	90.25

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

S C A ENVIRONMENTAL INC (Rank 1) submitted proposals to Sourcing Events #0000010172 and #0000010173 (Micro) and was eligible for contract awards in both solicitations. However, since a firm can only be awarded one contract between these two sourcing events, S C A ENVIRONMENTAL INC chose to pursue Sourcing Event #0000010172.

The following firms have met the Micro-LBE Set Aside program requirement by specifying self-performance of more than 25% of the contract work.

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

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
CELANALYTICAL INC	Laboratory Services	LBE	MICRO	100%	2.00%

Sierra Overhead	Professional Engineering				5.00%
Millenium	CIH Consultation				8.00%
Terracon	As Needed Field				7.50%
EMSL (Laboratory)	Laboratory Services				4.00%
McC Campbell Analytical	Laboratory Services				2.50%
Eurofins Lab	Mold, Bacteria Lead, Asbestos				1.00%

**In their proposal, NORTH TOWER ENVIRONMENTAL INC listed the following subcontractors on this contract.**

Supplier Name	Scope of Work	LBE	LBE Size	LBE Percent	Percent Of Work
Earth Safety Dynamics, Inc.	Professional Engineering				5.00%
Micro Analytical Labs	Lab: Asbestos, Lead, Mold Analysis				4.00%
EMSL	Lab: Asbestos, Metals, Mold Analysis				4.00%
McC Campbell Analytical Inc	Lab: Environmental, Chemicals Analysis				1.00%
ALS	Lab: Environmental, Chemicals Analysis				1.00%

**CMD finds ENVIROSURVEY INC and NORTH TOWER ENVIRONMENTAL INC are responsive to pre-award requirements of Chapter 14B. Once awarded, the contracts will be monitored for compliance with 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]



**San Francisco Public Works**  
49 South Van Ness Ave, San Francisco, CA 94103

July 11, 2025

S C A Environmental, Inc.  
320 Justin Drive  
San Francisco, CA 94112

sent by email: [ccodemo@sca-enviro.com](mailto:ccodemo@sca-enviro.com)

ATTN: Ms. Codemo

**SUBJECT:**      Sourcing Event ID 10172 – As-Needed Asbestos, Lead, and Industrial Hygiene  
                         Consultation Services (APC 2025), and  
                         Sourcing Event ID 10173 – As-Needed Asbestos, Lead, and Industrial Hygiene  
                         Consultation Services (Micro-LBE Set-Aside Program) (APC 2025 MLBE)

Dear Ms. Codemo,

I am pleased to inform S C A Environmental, Inc. that, based on the written proposal evaluation, the firm apparently scored high enough on both Sourcing Event ID's 10172 and 10173 (Micro LBE) for a contract. As advertised in both RFQ's, only one contract will be awarded to a consultant for Environmental Consulting Services.

Please tell us which RFQ you would like to pursue by checking one box below, signing, dating this letter, and emailing it to [Olivia.Lee@sfdpw.org](mailto:Olivia.Lee@sfdpw.org) by 5:00PM, Wednesday, July 16, 2025 or earlier.

**SELECTION**

☒ Sourcing Event ID 10172

☐ Sourcing Event ID 10173 (Micro LBE)

Sincerely,

A handwritten signature in blue ink, appearing to be "Olivia Lee".

Olivia Lee  
Contract Manager

Signature: A handwritten signature in blue ink, appearing to be "Olivia Lee".

Date: 7/11/2025

Firm: SCA Environmental, Inc.