



**REAL ESTATE & TRANSIT ORIENTED COMMUNITIES
ENVIRONMENTAL SERVICES BENCH**

Agenda Item # 2026-0139

Recommendation

AUTHORIZE the Chief Executive Officer (CEO) to:

- A. AWARD three, seven-year task order based bench Contracts for Real Estate & Transit Oriented Communities Environmental Services for a total Not-To-Exceed (NTE) amount of \$17,390,400 to the following firms, subject to resolution of any properly submitted protest(s), if any:
 - 1. Kimley-Horn and Associates, Inc. (Contract No. AE135067001)
 - 2. Polytechnique Environmental, Inc. (Contract No. AE135067002)
 - 3. TRC Solutions, Inc. (Contract No. AE135067003)

- B. AWARD individual task orders in an amount not to exceed \$1,800,000.

Procurement Evaluation

EVALUATION CRITERIA	MAXIMUM POINTS	TRC SOLUTIONS, INC.	POLYTECHNIQUE ENVIRONMENTAL, INC.	KIMLEY-HORN & ASSOCIATES, INC.
Firm's Relevant Experience	40	34.83	34.57	33.10
Qualifications and Experience of Project Team	30	26.00	24.83	23.33
Understanding of Project Purpose and Approach	30	25.75	26.20	22.25
Total Score	100	86.58	85.60	78.68

DEOD Goal: 17% SBE; 3% DVBE

Primes' Commitments: 17% SBE; 3% DVBE



Issue & Discussion

ISSUE

As part of its due diligence process, Metro conducts environmental assessments on properties being considered for acquisition or development to evaluate the potential presence of hazardous materials and petroleum products. A Real Estate/Transit Oriented Communities (RE/TOC) Environmental Services Bench is needed to provide timely access to qualified environmental consulting firms to perform Phase I Environmental Site Assessments (ESAs), Hazardous Building Materials Surveys (HBMSs), and Phase II ESAs.

DISCUSSION

The RE/TOC Environmental Services Bench will enable Metro to efficiently deliver environmental due diligence for acquisitions and development using pre-qualified firms that meet required standards and certifications. The seven-year bench will support Phase I/II ESAs and hazardous materials surveys, with task orders issued as needed based on defined scope and cost controls to ensure best value. The recommended not-to-exceed amount of \$17,390,400 reflects projected needs across acquisitions, capital projects, and Joint Development activities.



Purpose and Need

- Metro requires **Environmental Services** for real property acquisition and development
- Services include:
 - Phase I Environmental Site Assessments
 - Phase II Environmental Site Assessments
 - Hazardous Building Materials Surveys (HBMS)
- A dedicated bench provides **timely access to qualified firms** and improves right of way delivery



Thank you



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