



Board Report

File #: 2026-0139, File Type: Contract

Agenda Number: 24.

FINANCE, BUDGET, AND AUDIT COMMITTEE APRIL 16, 2026

SUBJECT: REAL ESTATE & TRANSIT ORIENTED COMMUNITIES ENVIRONMENTAL SERVICES BENCH

ACTION: APPROVE RECOMMENDATION

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.

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.

BACKGROUND

Metro is planning and delivering multiple projects that require environmental site assessments of real estate parcels to be acquired, including (but not limited to): East San Fernando Valley Light Rail, Eastside Transit Corridor Phase 2, K Line Extension to Torrance, Southeast Gateway Line, and other highway and ancillary projects. In addition, in April 2023, the Board adopted a strategy of Investing in Making Sites Development-Ready as part of the Metro Joint Development's 10K Initiative. This included identifying environmental conditions upfront.

To meet these ongoing needs, Metro solicited a bench of qualified environmental consulting firms capable of performing Phase I ESAs, HBMSs (asbestos, lead-based paint, and other hazardous materials), and Phase II ESAs in compliance with applicable regulations and Metro requirements. Previously, this work was performed by engineering subconsultants, joint development partners, or through the Environmental Services Department's single-firm IDIQ contract, however, the proposed contract mechanism provides a more efficient strategy for necessary environmental assessments.

DISCUSSION

Having a dedicated RE/TOC Environmental Services Bench will enable Metro Real Estate to directly manage and obtain environmental documents for due diligence specific to acquisitions and development more quickly and efficiently. Firms will be pre-qualified to perform the required services and provide the required deliverables, certifications, and QA/QC processes. The contracts will have a seven-year term, and Metro reserves the right to reopen the Bench in year five to add new pre-qualified firms if deemed in Metro's best interest.

The RE/TOC Environmental Services Bench scope includes, as applicable per task order:

- Phase I ESAs performed consistent with ASTM E1527-21 (or future revisions during the contract term), including site reconnaissance, records review, historical review, and reporting under the supervision of an Environmental Professional.
- HBMS deliverables including asbestos (AHERA and SCAQMD Rule 1403), lead-based paint surveys with defined criteria (XRF and/or laboratory thresholds), and other hazardous materials inventories, with reporting requirements and qualified personnel (CAC, CSST, lead certifications).
- Phase II ESAs including a Metro-reviewed work plan and Health and Safety Plan (HASP), field investigation activities, laboratory analyses, and a signed report by a California Professional Geologist or Professional Engineer, with remedial alternatives and ROM costs where applicable.
- QA/QC requirements throughout fieldwork, data evaluation, laboratory coordination, and reporting.

Consistent with the solicitation evaluation criteria, proposals were assessed based on firms' relevant experience, qualifications and experience of the project team (including required certifications), and understanding of the project purpose and approach.

To control cost and ensure best value, Metro will establish final task order pricing and level of effort per assignment based on a defined scope, authorized hours, and approved pass-through costs (other direct costs and travel), consistent with the bench pricing framework.

The recommended not-to-exceed cumulative funding value of \$17,390,400 is based on projected environmental due diligence needs over the seven-year term across RE/TOC acquisitions, capital projects, and Joint Development activities. Task orders will be issued on an as-needed basis, and the specific level of effort will vary based on the property type, site conditions, schedule, access constraints, and regulatory requirements.

DETERMINATION OF SAFETY IMPACT

This item does not have an impact on Metro safety standards.

FINANCIAL IMPACT

Approval of the Environmental Services Bench will not, by itself, increase the adopted FY26 budget. Task orders will be funded from the specific project or program budgets requiring environmental services, and each task order will identify the applicable funding source at the time of award.

Impact to Budget

Each task order awarded for environmental services will be funded with the source of funds identified for that specific project. Since this is a multiyear contract, the project manager will be responsible for budgeting costs in future years, including any options exercised.

EQUITY PLATFORM

This item supports Metro’s Equity Platform by strengthening Metro’s ability to deliver equitable project outcomes through timely, consistent, and compliant environmental due diligence for property acquisition, capital improvements, and Joint Development activities countywide. This bench supports Metro’s Equity Platform objectives by providing a consistent framework for environmental assessment services that can be deployed as project needs arise.

Environmental due diligence, including Phase I Environmental Site Assessments (ESAs), Hazardous Building Materials Surveys (HBMSs), and Phase II ESAs, is a critical early step in project planning, particularly in communities that have historically experienced disproportionate environmental burdens and underinvestment. By establishing a pre-qualified bench with standardized scopes, certifications, and QA/QC requirements, Metro can more quickly identify environmental conditions, support appropriate risk management, and reduce avoidable delays that can impede delivery of transit and community-serving improvements. This helps Metro advance projects more consistently across the county while maintaining public health protections, regulatory compliance, and responsible stewardship of Metro-owned and to-be-acquired properties.

The Diversity & Economic Opportunity Department (DEOD) established an overall 17% Small Business Enterprise (SBE) goal and 3% Disabled Veteran Business Enterprise (DVBE) goal on all state, local, and/or Measure M funded task orders on this bench contract. Each bench participant committed to meet the overall SBE and DVBE goal.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro’s significant investment in rail and bus transit.* Metro’s Board-adopted VMT reduction targets align with California’s statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on

VMT.

While this item does not directly encourage taking transit, sharing a ride, or using active transportation, it is a vital part of Metro operations, as it supports required environmental due diligence for property acquisition and project delivery activities that enable Metro transit and multimodal investments to advance. Because the Metro Board has adopted an agency-wide VMT Reduction Target, and this item supports the overall function of the agency, this item is consistent with the goals of reducing VMT.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

Recommendation supports Strategic Plan Goal #3, Enhance communities and lives through mobility and access to opportunity and Goal #5, Provide responsive, accountable, and trustworthy governance within Metro's organization.

ALTERNATIVES CONSIDERED

The Board could choose not to approve the recommendations. This is not recommended because it would require staff to procure Phase I ESA, HBMS, and Phase II ESA services through separate procurements for each property or project need, increasing schedule risk and administrative burden, and potentially delaying acquisitions, design, and construction schedules.

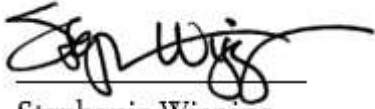
NEXT STEPS

Upon Board approval, staff will execute the bench Contract Nos. AE135067001 through AE135067003 for Real Estate and Transit Oriented Communities environmental services. As needs arise, staff will issue task order solicitations among bench firms for Phase I ESAs, HBMSs, and Phase II ESAs, consistent with the scope of services and task order requirements.

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - DEOD Summary

Prepared by: Michael Luna, Senior Manager, Real Estate, (213) 922-2332
Craig Justesen, Executive Officer, Real Estate, (213) 922-7051
Nick Saponara, Executive Officer, Transit Oriented Communities, (213) 922-4313
Holly Rockwell, Senior Executive Officer, Transit Oriented Communities and Real Estate (213) 547-4325
Nicole Ferrara, Deputy Chief Planning Officer, (213) 547-4322
Carolina Coppolo, Deputy Chief Vendor/Contract Management Officer, (213) 922-4471
Reviewed by: Ray Sosa, Chief Planning Officer, (213) 547-4274

A handwritten signature in black ink, appearing to read 'Step Wiggins', written over a horizontal line.

Stephanie Wiggins
Chief Executive Officer

PROCUREMENT SUMMARY

REAL ESTATE & TRANSIT ORIENTED COMMUNITIES ENVIRONMENTAL SERVICES BENCH / AE135067001 THROUGH AE135067003

| | | |
|----|---|--|
| 1. | Contract Numbers: AE135067001 through AE135067003 | |
| 2. | Recommended Vendor: Kimley-Horn and Associates, Inc., Polytechnique Environmental, Inc. and TRC Solutions, Inc. | |
| 3. | Type of Procurement (check one): <input type="checkbox"/> IFB <input type="checkbox"/> RFP <input checked="" type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order | |
| 4. | Procurement Dates: | |
| | A. Issued: October 29, 2025 | |
| | B. Advertised/Publicized: October 29, 2025 | |
| | C. Pre-Proposal Conference: November 6, 2025 | |
| | D. Proposals Due: December 15, 2025 | |
| | E. Pre-Qualification Completed: February 20, 2026 | |
| | F. Ethics Declaration Forms Submitted to Ethics: December 19, 2025 | |
| | G. Protest Period End Date: April 21, 2026 | |
| 5. | Solicitations Downloaded: 42 | Proposals Received: 4 |
| 6. | Contract Administrator: Lily Lopez | Telephone Number: (213) 922-4639 |
| 7. | Project Manager: Michael Luna | Telephone Number: (213) 922-2332 |

A. Procurement Background

This Board Action is to approve task order based bench Contract Nos. AE135067001 through AE135067003 to provide environmental site assessment and investigation services in support of Metro's property acquisitions and related due diligence for major transportation projects on an as needed basis. Board approval of contract awards is subject to resolution of any properly submitted protest(s), if any.

On October 29, 2025, Request for Proposals (RFP) No. AE135067 was issued as a competitive procurement in accordance with Metro's Acquisition Policy. The contract type is task order based, firm fixed unit rate. The Diversity and Economic Opportunity Department recommended a Small Business Enterprise (SBE) goal of 17% and a Disabled Veteran Business Enterprise (DVBE) goal of 3%.

Work under each contract will be authorized through the issuance of separate firm fixed unit rate task orders. Each future task order will contain a specific scope of services and will be issued on a rotational basis.

Four amendments were issued during the solicitation phase of this RFP:

- Amendment No. 1, issued on November 18, 2025, provided revisions to the Organizational Conflicts of Interest (OCI) language under Letter of Invitation (LOI-01).

- Amendment No. 2, issued on November 19, 2025, provided revisions to Section J, Indemnification for Designed Professional Work under General Condition (GC)-24.
- Amendment No. 3, issued on November 26, 2025, extended the proposal due date from December 4, 2025, to December 15, 2025.
- Amendment No. 4, issued on December 10, 2025, replaced the SBE/DVBE forms required.

A total of 42 downloads were included in the planholders' list. A virtual pre-proposal conference was held on November 6, 2025, and was attended by five participants representing four firms. There were 14 questions received, and responses were issued prior to the proposal due date.

A total of four proposals were received on December 15, 2025, and are listed below in alphabetical order:

1. Environmental Resource Management, Inc.
2. Kimley-Horn and Associates, Inc.
3. Polytechnique Environmental, Inc.
4. TRC Solutions, Inc.

B. Evaluation of Proposals

A Proposal Evaluation Team (PET) consisting of staff from Environmental Services, Real Property Management, and Real Estate/Right of Way was convened and conducted a comprehensive technical evaluation of the proposals received.

From January 5, 2026 through January 27, 2026, the PET independently evaluated the proposals based on the following evaluation criteria and weights:

- | | |
|---|-----|
| • Firm's Relevant Experience | 40% |
| • Qualifications and Experience of Project Team | 30% |
| • Understanding of Project Purpose and Approach | 30% |

Several factors were considered when developing these weights, giving the greatest importance to the firm's relevant experience.

This is an A&E, qualifications-based procurement; therefore, price cannot and was not used as an evaluation factor pursuant to state and federal law.

On January 27, 2026, the PET reconvened and determined that all four firms were deemed to be qualified to provide the services.

Discussions on exceptions to terms and conditions were held with all four firms. After several rounds of negotiations, Environmental Resource Management, Inc. and

Metro failed to reach an agreement and therefore, the firm was excluded from further consideration.

The following is a summary of the PET scores:

| 1 | Firm | Average Score | Factor Weight | Weighted Average Score | Rank |
|----|---|---------------|----------------|------------------------|----------|
| 2 | TRC Solutions Inc. | | | | |
| 3 | Firm's Relevant Experience | 87.08 | 40.00% | 34.83 | |
| 4 | Qualifications and Experience of Project Team | 86.67 | 30.00% | 26.00 | |
| 5 | Understanding of Project Purpose and Approach | 85.83 | 30.00% | 25.75 | |
| 6 | Total | | 100.00% | 86.58 | 1 |
| 7 | Polytechnique Environmental, Inc. | | | | |
| 8 | Firm's Relevant Experience | 86.43 | 40.00% | 34.57 | |
| 9 | Qualifications and Experience of Project Team | 82.77 | 30.00% | 24.83 | |
| 10 | Understanding of Project Purpose and Approach | 87.33 | 30.00% | 26.20 | |
| 11 | Total | | 100.00% | 85.60 | 2 |
| 12 | Kimley-Horn and Associates, Inc. | | | | |
| 13 | Firm's Relevant Experience | 82.75 | 40.00% | 33.10 | |
| 14 | Qualifications and Experience of Project Team | 77.77 | 30.00% | 23.33 | |
| 15 | Understanding of Project Purpose and Approach | 74.17 | 30.00% | 22.25 | |
| 16 | Total | | 100.00% | 78.68 | 3 |

C. Cost Analysis

Each proposer submitted fully burdened rates to perform environmental site assessment and investigation services in support of Metro's property acquisitions and related due diligence for major transportation projects. The rates have been determined to be fair and reasonable based upon an Independent Cost Estimate (ICE), cost analysis, technical evaluation, and discussions.

Work will be assigned through the issuance of separate task orders on a rotational basis in accordance with the negotiated rates. Each task order will contain a specific scope of services.

D. Background on Recommended Contractors

Kimley-Horn and Associates, Inc.

Kimley-Horn and Associates, Inc. (Kimley-Horn) has been in business for 58 years and is headquartered in Los Angeles, California. Kimley-Horn is a full service environmental, planning, and engineering firm providing services to public agencies nationwide. Kimley-Horn specializes in initial and follow up environmental site assessment services. Their client base includes Walmart (various locations nationwide), City of Burbank, Cajon Industrial Park, San Bernardino, City of Burbank, and South Bay Bus Rapid Transit.

Kimley-Horn has worked on Metro projects and has performed satisfactorily.

Polytechnique Environmental, Inc.

Polytechnique Environmental, Inc. is located in Bellflower, California, and has been in business for 11 years providing engineering support and environmental consulting services. Polytechnique Environmental, Inc. has managed on-call contracts for agencies such as Los Angeles World Airport, Long Beach Airport, Port of Long Beach, Hollywood Burbank Airport, John Wayne Airport, and the California High Speed Rail Authority.

Polytechnique Environmental, Inc. has worked on Metro projects and has performed satisfactorily.

TRC Solutions, Inc.

TRC Solutions, Inc. has been in business for 56 years and is headquartered in Los Angeles, California. TRC Solutions, Inc. provides energy and climate services, along with environmental waste handling and environmentally related construction services. Their client base includes the Los Angeles Unified School District, Northeast Illinois Regional Commuter Railroad Corporation, BNSF Railway, Los Angeles Department of Power and Water, and the Port of Los Angeles.

TRC has worked on Metro projects and has performed satisfactorily.

DEOD SUMMARY

REAL ESTATE & TRANSIT ORIENTED COMMUNITIES ENVIRONMENTAL SERVICES BENCH / AE135067001 THROUGH AE135067003

A. Small Business Participation

The Diversity & Economic Opportunity Department (DEOD) established an overall 17% Small Business Enterprise (SBE) goal and 3% Disabled Veteran Business Enterprise (DVBE) goal on all state, local, and or Measure M funded task orders on this bench contract. Each bench participant committed to meet the overall SBE and DVBE goal. Proposers were encouraged to form teams that included SBE and DVBE firms without schedules or specific dollar commitment to designated subcontractors.

Three (3) firms were selected as prime consultants, one of which is SBE certified: Kimley-Horn and Associates, Inc., Polytechnique Environmental, Inc. (SBE), and TRC Solutions, Inc.

In response to a specific Task Order request with a defined scope of work, prime consultants will be required to identify SBE/DVBE subcontractor activity and actual dollar value commitments for that Task Order. Overall SBE/DVBE achievement in meeting the commitments will be determined based on cumulative participation of all Task Orders awarded to each prime consultant.

Prime: Kimley-Horn and Associates

| | | | |
|----------------------------|----------------------------|----------------------------------|----------------------------|
| Small Business Goal | 17% SBE 3% DVBE | Small Business Commitment | 17% SBE 3% DVBE |
|----------------------------|----------------------------|----------------------------------|----------------------------|

| | SBE/DVBE Subcontractors | SBE Commitment | DVBE Commitment |
|----|---|-----------------------|------------------------|
| 1. | 1 Laboratories, Inc. | TBD | - |
| 2. | Aero Environmental Services, LLC | TBD | - |
| 3. | Advanced Technology Laboratories dba ASSET Laboratories, Inc. | TBD | - |
| 4. | Gregg Drilling, LLC | TBD | - |
| 5. | InterPhase Environmental | TBD | - |
| 6. | Performance Analytical Laboratories, Inc. | TBD | - |
| 7. | Spectrum Environmental Services, Inc. | TBD | - |
| 8. | Veteran Drilling | TBD | TBD |
| | Total Commitment | 17% | 3% |

Prime: Polytechnique Environmental, Inc. (SBE Prime)

| | | | |
|----------------------------|----------------------------|----------------------------------|----------------------------|
| Small Business Goal | 17% SBE 3% DVBE | Small Business Commitment | 17% SBE 3% DVBE |
|----------------------------|----------------------------|----------------------------------|----------------------------|

| | SBE/DVBE Subcontractors | SBE Commitment | DVBE Commitment |
|----|-----------------------------------|-----------------------|------------------------|
| 1. | Polytechnique Environmental, Inc. | TBD | - |
| 2. | eWaste Disposal, Inc. | TBD | TBD |
| | Total Commitment | 17% | 3% |

Prime: TRC Solutions, Inc.

| | | | |
|----------------------------|----------------------------|----------------------------------|----------------------------|
| Small Business Goal | 17% SBE 3% DVBE | Small Business Commitment | 17% SBE 3% DVBE |
|----------------------------|----------------------------|----------------------------------|----------------------------|

| | SBE/DVBE Subcontractors | SBE Commitment | DVBE Commitment |
|----|---|-----------------------|------------------------|
| 1. | Calvada Surveying | - | TBD |
| 2. | GCAP Services | TBD | - |
| 3. | Performance Analytical Laboratories, Inc. | TBD | - |
| 4. | Spectrum Environmental Services, Inc. | TBD | - |
| 5. | Subsurface Surveys & Associates | TBD | - |
| | Total Commitment | 17% | 3% |

B. Local Small Business Enterprise (LSBE) Preference Program

The LSBE Preference Program does not apply to Architecture and Engineering procurements. Pursuant to state and federal law, price cannot be used as an evaluation factor.

C. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy is not applicable to this contract.

D. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

E. Project Labor Agreement/Construction Careers Policy (PLA/CCP)

Project Labor Agreement/Construction Careers Policy is not applicable to this Contract. PLA/CCP is applicable only to construction contracts that have a construction related value in excess of \$2.5 million.

F. Manufacturing Careers Policy

The Manufacturing Careers Policy (MCP) does not apply to this contract. The MCP is required on Metro's Rolling Stock RFPs, with an Independent Cost Estimate of at least \$50 million.



**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



Metro®