

FILE NUMBER: 2025-148

DATE: Friday, June 6, 2025

SUBJECT: As-Needed Environmental Investigation Services

DESCRIPTION: Resolution Selecting and Authorizing Three-Year Agreements with WSP USA, Inc., Tetra Tech, Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc., for As-Needed Environmental Investigations Services for an Aggregate Amount not to Exceed \$5,000,000, Beginning July 1, 2025, and Ending June 30, 2028. FY 2026 Expenditures are Budgeted; All Funds for Future Fiscal Years will be Budgeted in the Appropriate Fiscal Year, Subject to Board Approval upon Adoption of each Fiscal Year's Budget.

EXECUTIVE SUMMARY:

Environmental investigation services implemented by the District satisfy regulatory requirements, complete major maintenance, capital improvement, and environmental compliance projects, and conduct scientific and technical land and waterside studies. These tasks can include, but are not limited to, assessments of hazardous substance releases, sediment contamination, and assessment of site conditions; historic document review; support for redevelopment projects; responding to regulatory orders; and other environmental issues. These efforts help the District comply with regulatory permits and environmental regulations. These projects can be technically demanding and are best addressed using consultants who have advanced technical skills and cost-effective approaches.

Pursuant to BPC Policy No. 110, on December 18, 2024, District staff issued a Request for Qualifications (RFQ) seeking qualified firms for As-Needed Environmental Investigation Services. On February 19, 2025, the District received responsive proposals from twelve firms. Based on an analysis of the proposals, six of the twelve firms were selected as finalists and interviewed by staff. Based on the interviews, the written proposals, and a decision analysis process using the criteria stated in the RFQ, staff recommends the Board of Port Commissioners (Board) select and authorize agreements with WSP USA Inc., Tetra Tech Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc. for a period of three years for a total aggregate amount not to exceed \$5,000,000.

RECOMMENDATION:

Adopt a Resolution selecting and authorizing agreements with WSP USA Inc., Tetra Tech Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc. for As-Needed Environmental Investigation Services for a total aggregate amount not to exceed \$5,000,000 for a period of three years beginning July 1, 2025, and ending June 30, 2028.

FISCAL IMPACT:

Funds for the first year of expenditure, if needed, are included in the proposed FY 2026 Environmental Protection Department's Professional Services expense account in the amount of \$575,000, and in the remediation expense account in the amount of \$50,000. Other services under these agreements related to the District's major maintenance or capital improvement programs will be charged to the respective project budgets. Funds required for future fiscal years will be budgeted in the appropriate fiscal year and cost account, subject to Board approval upon adoption of each fiscal year's budget.

COMPASS STRATEGIC GOALS:

Services under this agreement will be used to investigate, plan and implement corrective action programs to address environmental impairments related to hazardous materials in and around San Diego Bay. Resolution of these impairments is needed to maintain the vitality and economic benefit of San Diego Bay tidelands. This agenda item supports the following Strategic Goals.

- A vibrant waterfront destination where residents and visitors converge.
- A Port with a healthy and sustainable bay and its environment.
- A Port with a comprehensive vision for Port land and water uses integrated to regional plans.
- A Port that is a safe place to visit, work and play.

DISCUSSION:

The District completes environmental investigations and related studies for hazardous substance releases, sediment contamination, assessment of site conditions, supporting redevelopment projects, responding to regulatory orders and other environmental issues. These efforts comply with regulatory permits and environmental regulations, and expand the District's knowledge of landside and in-water conditions. This includes understanding the long-term trends related to historic uses and legacy impacts, and how those issues affect District initiatives, including redevelopment and environmental stewardship efforts. The environmental investigations and studies range from routine to highly technical projects that require outside consultant expertise to ensure the most current industry-accepted methods and approaches are used. These investigation services support the District's capital improvement, major maintenance, and environmental protection programs. The Environmental Protection department provides these timely environmental investigation services through as-needed agreements. These environmental investigation services include, but are not limited to:

- Baseline condition studies of properties for real estate acquisition, new leases or lease terminations.
- Investigations of public works and General Services project locations where the presence of subsurface contamination requires special conditions or alterations to projects to avoid delays and change orders.
- Specialized and complex technical investigations and monitoring to evaluate bay sediments and comply with regulatory directives.
- Investigations or development of corrective action work plans for soil, sediment or groundwater, at areas undergoing redevelopment, or under a regulatory order.

- Development of remediation plans, complex sediment programs, and dredged materials assessments.
- Scientific technical support during meetings with regulatory stakeholders.
- Storm water pollution impact and mitigation studies to address pollutant loading and water quality impairments.
- Assistance on tenant-led environmental projects.

The as-needed services agreements allow the District to obtain and rely upon a consultant's technical expertise to assist the District in resolving complex and sometimes controversial environmental issues. Whenever possible, services under the agreements are reimbursed by cooperative arrangements with tenants and through other cost-sharing partnerships.

During the upcoming agreement period, the following projects are expected to require environmental investigation services under this agreement:

- East Harbor Island redevelopment
- Chula Vista Bayfront redevelopment
- Campbell Cap monitoring
- Driscoll's Wharf redevelopment
- Sediment and Dredge Management Programs
- Tenth Avenue Marine Terminal Regulatory Sediment Investigations

Procurement Details:

Pursuant to BPC Policy No. 110, on December 18, 2024, District staff issued a Request for Qualifications (RFQ) seeking qualified firms for As-Needed Environmental Investigation Services. During the advertisement period, there were 1,954 vendors notified and 116 vendors who downloaded the RFQ and associated files. On February 19, 2025, the District received responsive proposals from twelve firms. The proposals were evaluated by a panel comprised of District staff from the Environmental Protection, Real Estate, and Engineering departments, supported by the Procurement department. Based on the written proposals and a decision analysis process using the criteria stated in the RFQ, six of the twelve responsive firms were selected for interviews, which were conducted on April 15, 2025.

The evaluation panel analyzed the firms' proposals, presentations and responses to the interview questions, then ranked the firms based on the criteria established in RFQ 24-34JR. Based on this evaluation process, staff recommends Board approval of as-needed agreements with the four top-scoring firms: WSP USA Inc., Tetra Tech Inc., Ninyo & Moore Geotechnical & Environmental Sciences Consultants, and Kleinfelder, Inc. These firms are discussed in the sections below.

WSP USA Inc.

Located in San Diego, WSP is a multidisciplinary engineering firm with extensive environmental investigation experience. WSP has completed a variety of projects for the

District and has met or exceeded expectations in their performance. WSP has previously been awarded as-needed service agreements with the District, including one ongoing stormwater services agreement, with excellent results.

The proposed project manager under this agreement is Rolf Schottle. Mr. Schottle has 37 years of experience in environmental chemistry, marine monitoring, and data analysis and reporting. He specializes in in-water studies, marine scientific and environmental investigations, monitoring, and remediation projects. The WSP team includes California-licensed Professional Geologists and a Professional Engineer.

WSP proposes to utilize the following subconsultants under this agreement:

- ABC Liovin Drilling Inc., Signal Hill, California: drilling
- BC2 Environmental, LLC, Orange, California: drilling
- Belshire Environmental Services, Inc., Foothill Ranch, California: waste management
- Cascade Drilling, LP, Upland, California: drilling
- EMAX Laboratories, Inc., Torrance, California: laboratory analytical support
- Eurofins Environment Testing Southwest, LLC, Tustin, California: laboratory analytical support
- FMF Pandion, Encinitas, California: source control/stormwater support
- H&P Mobile Geochemistry Inc., Carlsbad, California: DPT drilling
- J&H Drilling Co Inc. (MR Drilling), Santa Fe Springs, California: drilling
- Merkel & Associates Inc., San Diego, California: biological resources
- Physis Environmental Laboratories, Inc., Anaheim, California: laboratory analytical support
- Scout Environmental, Inc., Encinitas, California: environmental permitting and technical support
- SGS North America, San Diego, California: environmental testing
- Seaventures, Inc., Dana Point, California: vessel/field support
- SubSurface Surveys & Associates Inc., Carlsbad, California: utility locating and surveying
- Terramark Surveying, Inc., San Diego, California: utility locating and surveying
- Weck Laboratories, Inc., Hacienda Heights, California: laboratory analytical support

In the proposal and presentation/interview, WSP demonstrated a superior command of the technical issues relevant to the various items under the scope, as well as a clear understanding of the District's expectations. The proposed project manager is WSP's national practice lead for dive operations, and he brings an extensive working knowledge of the underwater environmental conditions within the San Diego Bay and the District's jurisdiction. WSP's proposal and presentation/interview were clear and convincing with regard to project approach, balancing solid procedural guardrails with the flexibility to adapt to specific project goals. WSP has a robust local presence of technical staff, plus access to national in-house expertise and experienced local subconsultants. Their team provided numerous examples of successfully completed projects similar to projects anticipated in the upcoming contract cycle. WSP's in-water experience is unmatched and

it is clear that WSP will make supporting the District a top priority. The labor rates are fair and reasonable.

Tetra Tech Inc.

Located in San Diego, Tetra Tech is a multidisciplinary engineering firm with extensive environmental investigation experience. Tetra Tech has previously been awarded as-needed service agreements with the District, including one ongoing stormwater services agreement.

The proposed project manager under this agreement is Rob Manriquez. Mr. Manriquez is a California-licensed Professional Geologist with 38 years of experience in environmental site characterization and remediation projects, chemical analytical laboratories, technology initiatives, stormwater, and regulated wastes. The Tetra Tech team includes other California-licensed Professional Geologists and Professional Engineers.

Tetra Tech proposes to utilize the following subconsultants under this agreement:

- Enthalpy Analytical (Nautilus Environmental), San Diego, California: Toxicity and Microbiology (Bioassays) Laboratory for Wastewater, Stormwater and Drinking Water
- Eurofins Laboratories, Tustin, California: laboratory testing for soil, groundwater, and soil vapor
- Gregg Drilling, LLC, Signal Hill, California: Drilling – Hollow Stem, Air & mud Rotary, Sonic drilling, Direct Push, CPT, MiHPT, well installations & development
- H&P Mobile Geochemistry Inc., Carlsbad, California: Direct Push Drilling, Soil Vapor Sampling, mobile and fixed Laboratories
- Millenium Consulting Associates, Carlsbad, California: Asbestos, lead paint, indoor air inspection and sampling services
- Scout Environmental, Inc., Encinitas, California: Marine sediment project management - characterization, RAP development, implementation monitoring
- Tri-County Drilling, San Diego, California: Drilling – Hollow Stem, Air Rotary, Direct Push
- Universal Engineering Services (UES), Escondido, California: Materials Testing, Construction Inspection, Geotechnical Engineering

In the proposal and presentation/interview, Tetra Tech effectively connected the long experience of key personnel to a strong familiarity with District projects, goals, and processes. The proposed project manager possesses experience that is both deep and broad, which is an excellent match for the anticipated scope of work to be performed under this contract. Key personnel were also well experienced in their respective roles, confirming that Tetra Tech is well-situated to dispatch tasks to appropriate specialists and to provide support for large or lengthy mobilizations. The subconsultant picked to manage marine sediment projects is a local expert with ample experience in San Diego Bay. Tetra Tech's project approach, as outlined in the proposal, was clear and professional, and reflected a readiness to deliver on the needs of an institutional client like the District. Tetra Tech has a robust local presence of technical staff, plus access to national in-house

expertise and experienced local subconsultants, citing numerous examples of successfully completed projects similar to projects anticipated in the upcoming contract cycle and highlighting impressive deployments of modern technology in support of project successes. Tetra Tech will make supporting the District a top priority. The labor rates in the proposal were the overall lowest among the bidders selected for an interview and are considered fair and reasonable.

Ninyo & Moore Geotechnical & Environmental Sciences Consultants

Headquartered in San Diego, Ninyo & Moore is a multidisciplinary engineering firm with extensive environmental investigation experience. Ninyo & Moore has previously been awarded as-needed service agreements with the District, including two ongoing on-call agreements with the Engineering/Construction department, with excellent results.

The proposed project manager under this agreement is Nathan Diem. Mr. Diem has 17 years of experience in environmental site assessments, soil and groundwater remediation, and groundwater and soil vapor monitoring projects, and specializes in modern, high-resolution subsurface investigation techniques. The Ninyo & Moore team includes California-licensed Professional Geologists and Professional Engineers.

Ninyo & Moore proposes to utilize the following subconsultants under this agreement:

- ABC Liovin Drilling Inc., Signal Hill, California: drilling
- Belshire Environmental Services, Inc., Foothill Ranch, California: waste disposal
- CDM Smith, Carlsbad, California: marine sediment management
- Environmental Treatment & Technology dba Advanced Technology Laboratories, Signal Hill, California: laboratory
- Evari GIS Consulting, Inc., San Diego, California: data management
- H&P Mobile Geochemistry Inc., Carlsbad, California: soil vapor surveys, mobile laboratory, direct-push drilling
- Orange Coast Analytical, Tustin, California: laboratory
- Pacific Drilling, San Diego, California: drilling
- Robcar Corporation dba Hudson Safe-T-Lite Rentals, El Cajon, California: traffic control
- Soclaris Contracting, La Mesa, California: excavation, trenching, waste disposal
- Subsurface Surveys & Associates Inc., utility location and geophysical

Ninyo & Moore's proposal was clear, well-organized, and convincing and Ninyo & Moore's seamless presentation and interview further bolstered that judgment. The proposed project manager demonstrated effective leadership of Ninyo & Moore's experienced team. The subconsultant selected to manage marine sediment projects has experience in numerous, large-scale projects in California. Ninyo & Moore's project approach, as outlined in the proposal, was clear and practical, and in the presentation and interview, the team did an excellent job of connecting the major points to examples taken from specific and relevant projects. Ninyo & Moore has a robust local presence of technical staff, plus access to in-house expertise across the southwestern United States and experienced local subconsultants. Their team also provided numerous relevant and

recent examples of successfully completed projects similar to projects anticipated in the upcoming contract cycle. Ninyo & Moore will make supporting the District a top priority. The labor rates in the proposal were among the overall lowest among the bidders selected for an interview and are considered fair and reasonable.

Kleinfelder, Inc.

Headquartered in San Diego, Kleinfelder is a multidisciplinary engineering firm with extensive environmental investigation experience. Kleinfelder has previously been awarded as-needed service agreements with the District, with excellent results.

The proposed project manager under this agreement is Jake Lippman. Mr. Lippman is a California-licensed Professional Geologist with 14 years of experience in environmental due diligence and investigation and remediation of environmental media, and specializes in managing large, as-needed contracts with municipal and regional agencies. The Kleinfelder team includes other California-licensed Professional Geologists and Professional Engineers.

Kleinfelder proposes to utilize the following subconsultants under this agreement:

- ACME Safety & Supply Corp., Santee, California: traffic control
- Atlas Technical Consultants, Austin, Texas: geophysics & utility clearance
- Belshire Environmental Services, Inc., Foothill Ranch, California: waste handling
- Calvada Surveying, Inc., Corona, California: surveying
- Cape Fear Analytical, LLC, Wilmington, North Carolina: laboratory – analytical
- Cascade Drilling, LP, Upland, California: drilling
- EMSL Analytical, Inc., San Diego, California: laboratory – ACM/LBP
- Enthalpy Analytical LLC, San Diego, California: toxicology / water quality
- Eurofins Environment Testing Southwest, LLC, Tustin, California: laboratory - analytical
- Gregg Drilling, LLC, Signal Hill, California: Drilling
- H&P Mobile Geochemistry Inc., Carlsbad, California: laboratory / direct push - mobile
- Laboratory Data Consultants, Inc., Carlsbad, California: data validation
- M. S. Hatch Consulting, LLC, Irvine, California: air quality
- Rick Engineering Company, San Diego, California: NPDES permitting and compliance
- Soclaris Contracting, La Mesa, California: trenching / excavations
- Windward Environmental LLC, Seattle, Washington: marine sediments

In the proposal and presentation/interview, Kleinfelder demonstrated a strong familiarity with the District's environmental setting and processes. Though the proposed project manager has fewer years of experience than some of the other firms interviewed, Mr. Lippman has a proven track record of successfully managing on-call contract tasks in San Diego and for the District, and is supported by key personnel who also have track records of successful outcomes on tasks similar to those anticipated during the upcoming contract cycle. The subconsultant selected to manage marine sediment projects is a leading

expert on West Coast and has extensive experience in numerous, large-scale projects in California. Kleinfelder's project approach is well-tailored to the District's needs and goals. Kleinfelder has a robust local presence of technical staff, plus access to in-house national expertise and experienced subconsultants, and the presentation was clear and persuasive that Kleinfelder has a broad capability to meet a variety of District needs and will make supporting the District a top priority. The costs are considered fair and reasonable.

General Counsel's Comments:

The General Counsel's Office reviewed this agenda and approved the proposed agreements as presented to it as to form and legality.

Environmental Review:

The proposed Board action, including without limitation a resolution selecting and authorizing three-year agreements for as-needed environmental investigations services from July 1, 2025, to June 30, 2028, does not constitute a project under the definition set forth in California Environmental Quality Act (CEQA) Guidelines Sections 15352 and 15378 because no direct or indirect changes to the physical environment would occur. CEQA requires that the District adequately assess the environmental impacts of projects and reasonably foreseeable activities that may result from projects prior to the approval of the same. Any project developed as a result of Board action requiring the District or the Board's discretionary approval resulting in a physical change to the environment would be analyzed in accordance with CEQA prior to such approval. CEQA review may result in the District, in its sole and absolute discretion, requiring implementation of mitigation measures, adopting an alternative, including without limitation, a "no project alternative" or adopting a Statement of Overriding Consideration, if required. The exercise of this discretion is in no way limited by this proposed Board action. Therefore, no further CEQA review is required.

The proposed Board action is consistent with Sections 21 and 35 of the Port Act, which allow for the Board to pass resolutions and to do all acts necessary and convenient for the exercise of its powers. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the proposed Board action is consistent with the Public Trust Doctrine.

The proposed Board action does not allow for development, as defined in Section 30106 of the California Coastal Act, or new development, pursuant to Section 1.a. of the District's Coastal Development Permit (CDP) Regulations because there will not be, without limitation, a physical change, change in use or increase in intensity of uses. Therefore, issuance of a Coastal Development Permit or exclusion is not required. However, development within the District requires processing under the District's CDP Regulations. Future development would remain subject to its own independent review pursuant to the District's certified CDP Regulations, Port Master Plan (PMP), and the relevant chapter(s) of the Coastal Act. The exercise of the District's discretion under the District's CDP Regulations is in no way limited by the proposed Board action.

Diversity, Equity, and Inclusion Program:

A 5% SBE goal was established for this Agreement. The recommended firms listed SBE subcontractors as part of their teams to meet the 5% goal.

PREPARED BY:

George Liddle
Senior Environmental Specialist, Environmental Protection

Attachment(s):

Attachment A: Agreement No. 46-2025JR – WSP USA, Inc.
Attachment B: Agreement No. 48-2025JR – Tetra Tech, Inc.
Attachment C: Agreement No. 47-2025JR – Ninyo & Moore
Attachment D: Agreement No. 49-2025JR – Kleinfelder, Inc.