

**REDEVELOPMENT AGENCY
AND THE CITY OF OAKLAND**
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2008 MAY -1 PM 5:47

TO: Office of the City Administrator and Agency Administrator
ATTN: Deborah A. Edgerly
FROM: Public Works Agency
DATE: May 13, 2008

RE: Supplemental Report On:

Resolutions Authorizing The City Administrator To Enter Into Agreements With Baseline Environmental, ENSR Corporation, Erler & Kalinowski, Fugro West, Kleinfelder, Mactec Engineering And Consulting, Northgate Environmental Management, And Treadwell & Rollo In An Amount Up To Seven Hundred Fifty Thousand Dollars (\$750,000.00) For As-Needed General Environmental Consulting Services For A Three-Year Period From July 1, 2008 Through June 30, 2011;

Resolutions Authorizing The City Administrator To Enter Into Agreements With ACC Environmental Consultants, IHI Environmental, Mactec Engineering And Consulting, Professional Service Industries (PSI), And SCA Environmental In An Amount Up To Two Hundred Fifty Dollars (\$250,000.00) For As-Needed Hazardous Materials/Waste Consulting Services For A Three-Year Period From July 1, 2008 Through June 30, 2011; And

Resolution Authorizing The Agency Administrator To Expend Agency Funds Up To Seven Million Two Hundred Fifty Thousand Dollars (\$7,250,000.00) For As Needed Environmental Services (Seven Hundred Fifty Thousand Dollars (\$750,000.00) Per Agreement For General Environmental Services And Two Hundred Fifty Thousand Dollars (\$250,000.00) Per Agreement For Hazardous Materials/Waste Services) From City Of Oakland As-Needed Environmental Services Contracts In Effect From July 1, 2008 Through June 30, 2011

BACKGROUND

At its meeting of April 8, 2008, the Public Works Committee directed staff to prepare a supplemental report providing the following information regarding the selection of the thirteen environmental consultant teams identified for contract: (1) clarification of how many contracts the Requests for Proposal (RFPs) stated that the City would execute; (2) a detailed description of the criteria and process employed to select the consultant teams; (3) the number of selected and rejected consultant teams whose prime is Oakland-based; and (4) a matrix showing which selected primes have current contracts with the Environmental Services Division (ESD) and which would be new primes.

Item: _____
Public Works Committee
May 13, 2008

KEY ISSUES AND IMPACTS

1. Request for Proposal Language

The October 19, 2007 RFP for *general environmental consulting services* stated that the “Public Works Agency, Environmental Services Division (PWA/ESD) intends to enter into professional services contracts with six consulting firms”. The number “six” was a typo and was corrected to “eight” in an October 31, 2007 addendum that was sent to all RFP recipients.

The October 19, 2007 RFP for hazardous materials/waste consulting services stated that the “Public Works Agency, Environmental Services Division (PWA/ESD) intends to enter into contracts with four consulting firms”. Additionally, staff identified a need for universal waste disposal, which was created due to insufficient response to an RFP to handle the material. To comply with State legislation, staff has recommended five firms to meet the City’s needs.

2. Selection Criteria and Process

In response to the RFP for *general environmental consulting services*, nineteen proposals were received, evaluated and short-listed to the twelve most responsive and qualified teams. Staff evaluated the proposals using the criteria identified in Table 1.

Table 1. General Environmental Contracts – Written Proposal Criteria and Scoring

Criterion	Weight (%)
Technical Ability of Team (Prime & Sub)	20
Ability to Prepare and Maintain Budget, Schedules and Meet Deadlines	10
Professional Qualifications & Certifications	10
Demonstrated Experience Working with Lead Regulatory Agencies	10
Project & Project Manager References	10
Overall Quality & Completeness of Proposal	10
Exhibit B Scenario 1 (Environmental due diligence – acquisition of auto repair facility for parkland)	15
Exhibit B Scenario 2 (Characterization & remediation – auto repair facility/re-grading/redevelopment site)	15

The twelve interviewed firms were evaluated on their responses to four questions and their overall presentation. Three of the four questions were scenario-based; the fourth question tested professional knowledge. Table 2 presents the criteria and weighting of the various elements of the interview.

Table 2. General Environmental Contracts – Interview Criteria and Scoring

Question	Weight (%)
Phase I assessment (knowledge)	12.5
Hydrocarbon plume (scenario)	25
Military base (scenario)	25
Sewer line rehabilitation (scenario)	25
Overall presentation	12.5

Interviews were conducted by a three-member panel consisting of representatives from the Oakland Fire Department (Hazardous Materials Program), the Port of Oakland (Environmental Programs & Planning) and CEDA (Design and Construction).

At the conclusion of the interviews, interview scores were combined with written proposal scores to produce a final ranking of the consultant teams. The interview scores were weighted two-thirds and the written proposal scores one-third. After these calculations were performed, three teams with Oakland-based primes were tied for the final two slots. These three teams were invited for a second interview, with PWA-ESD staff, and two were selected based on their performance in that interview.

Table 3 presents the criteria and weighting of the elements of the second interview.

Table 3. General Environmental Contracts – Supplemental Interview Criteria and Scoring

Question	Weight (%)
Park re-grading and landscaping (scenario)	50
Stormwater runoff (scenario)	50

In response to the RFP for *hazardous materials/waste* consulting services, nine proposals were received and evaluated. Staff evaluated the proposals using the criteria identified in Table 4.

Table 4. Hazardous Materials/Waste Contracts – Written Proposal Criteria and Scoring

Criterion	Weight (%)
General Quality	20
Depth/adequacy of staff	48
Price	32

All nine consultant teams were invited for interview. The nine teams were evaluated on their responses to five questions and their overall presentation. Three of the five questions were scenario-based; the other two questions tested professional knowledge. Table 5 presents the criteria and weighting of the various elements of the interview.

Table 5. Hazardous Materials/Waste Contracts – Interview Criteria and Scoring

Criterion	Weight (%)
Asbestos in occupied rec center (scenario)	25
Lead abatement issues (professional knowledge)	5
Hazardous waste expertise (professional knowledge)	5
Problem-solving in field (scenario)	15
Mold, risk communication, sensitive populations (scenario)	25
Overall presentation	25

Interviews were conducted by a three-member panel consisting of representatives from the San Francisco Airport (Health & Safety), the Port of Oakland (Environmental Programs & Planning) and CEDA (Design and Construction).

At the conclusion of the interviews, interview scores were combined with written proposal scores to produce a final ranking of the consultant teams. The interview scores were weighted four-fifths and the written proposal scores one-fifth.

3. Oakland Representation

Of the twenty-one total consultant teams invited for interview for the two types of contracts, eighteen primes maintain offices in Oakland. Of the seven not short-listed for interview, three failed to meet the City's small local business requirements. Among the four that did meet the City's small local business requirements, two maintain Oakland offices and two do not. Therefore, of the twenty-eight original respondents, only two eligible firms with Oakland offices were not short-listed for interview (see Table 6).

Table 6. Oakland Representation among Firms Short-listed and Firms Not Short-listed

	# of eligible firms (i.e., met LBE/SLBE requirements)	# of eligible firms with Oakland office
21 firms short-listed	21	18
7 firms not short-listed	4	2

Of the thirteen consultant teams selected for contract, eleven have primes who maintain Oakland offices.

4. Contract Turnover

Table 7 identifies which primes from the selected consultant teams have current contracts with ESD and which would be new primes.

Table 7. Status of Selected Primes: Current ESD Contractor or New Prime

Consultant Team Prime	Current ESD Contractor/New Prime	Oakland Office?
ACC	New Prime	Yes
Baseline	Current ESD Contractor	No
EKI	New Prime	Yes
ENSR	New Prime	Yes
Fugro	Current ESD Contractor	Yes
IHI	Current ESD Contractor	No
Kleinfelder	Current ESD Contractor	Yes
MACTEC (2 contracts)	Current ESD Contractor	Yes
Northgate	New Prime	Yes
PSI	New Prime	Yes
SCA	Current ESD Contractor	Yes
Treadwell & Rollo	New Prime	Yes

Seven of the proposed thirteen contracts are with consultant teams whose prime has a current contract with the ESD. The other six consultant teams are represented by primes that do not currently have contracts with ESD. All six of these new primes maintain Oakland offices.

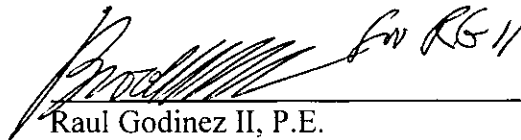
RECOMMENDATION(S) AND RATIONALE

Staff recommends that the City Council and the ORA approve the resolutions authorizing as-needed professional services agreements with ACC, Baseline, Fugro, EKI, ENSR, IHI, Kleinfelder, MACTEC, Northgate, PSI, SCA, and Treadwell & Rollo. These primes and their team partners have the available personnel to perform the needed work and have clearly demonstrated their understanding of the technical complexities and regulatory issues confronting the City and the ORA.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council and the Oakland Redevelopment Agency approve the resolutions.

Respectfully submitted,



Raul Godinez II, P.E.
Director, Public Works Agency

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APPROVED AND FORWARDED TO THE
PUBLIC WORKS COMMITTEE:


Office of the City Administrator