



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

ALL

Item Creation Date: 10/2/2024

DOC986254175 - Environmental Consulting Services for Brownfield Sites (EnSafe, Inc. and Terracon Consultants, Inc.) - ORDINANCE

Agenda Item#:

**Background:**

Request for Proposals (RFP) received April 4, 2024, for P05 - DOC986254175 – Approve an ordinance awarding a contract between the City of Houston and (1) **EnSafe Inc.** and (2) **Terracon Consultants, Inc.** in the maximum contract amount of \$500,000.00 for Environmental Consulting Services for Brownfield Sites for a three (3) year contract term, with two (2) one-year options for Houston Public Works.

**Specific Explanation:**

The Chief Procurement Officer and the Chief Operating Officer of Houston Public Works (HPW) recommend that City Council approve an ordinance awarding a three (3) year contract, with two (2) one-year options to renew to **EnSafe Inc.** and **Terracon Consultants, Inc.** in the maximum contract amount of \$500,000.00 for Environmental Consulting Services for Brownfield Sites for HPW.

The scope of work requires the contractors to provide the full range of environmental consulting services to meet the requirements of the Environmental Protection Agency Brownfields Assessment Grants, including but not limited to Phase I and II Environmental Site Assessments (ESAs), cleanup planning, reuse/redevelopment planning, community outreach activities, site prioritization, brownfields environmental inventory, areawide planning activities, and strategic programmatic planning and development. The project will include assessment activities at priority brownfield sites in the target areas of Fifth Ward, Denver Harbor, and Sunnyside, including an estimated 30 Phase I ESAs, 15 Phase II ESAs, three (3) Regulated Building Materials Surveys, three (3) cleanup plans, and seven (7) studies to support area-wide planning and health monitoring. The City may also examine sites outside of the target area within the City of Houston to further regional economic development and environmental justice goals, using less than 30% of the funding outside the designated target areas.

The RFP was advertised in accordance with the requirements of the State of Texas bid laws, and proposals were received from EnSafe Inc., Terracon Consultants, Inc., SKA Consulting, Langan, and Ninyo & Moore. The evaluation committee consisted of members from Houston Public Works, Houston Fire Department, and the Mayor’s Office.

The proposals were evaluated based on the following criteria:

- Responsiveness of the Proposal
- Technical Competence
- Price

The following responsive firms received the highest overall scores and were deemed to be the most qualified to perform the requirements as outlined in the RFP

| Contractor Name           | FY25                | Out Years          | Total               |
|---------------------------|---------------------|--------------------|---------------------|
| EnSafe Inc.               | \$201,100.00        | \$48,900.00        | \$250,000.00        |
| Terracon Consultants, Inc | \$201,100.00        | \$48,900.00        | \$250,000.00        |
| <b>Total</b>              | <b>\$402,200.00</b> | <b>\$97,800.00</b> | <b>\$500,000.00</b> |

**M/WBE Subcontracting:**

The RFP was advertised with a 5% goal for M/WBE participation. Below is a breakdown of participation by each firm.

**EnSafe Inc.**

| Subcontractor                        | Type of Work                  | Percentage |
|--------------------------------------|-------------------------------|------------|
| Envirotech Environmental Services    | Drilling/Remediation          | 8%         |
| A&B Labs                             | Analytical Lab Services       | 6%         |
| Impact Strategies                    | Marketing Consulting Services | 4%         |
| Platinum Environmental Solutions LLC | Hazardous Building            | 4%         |

|                                      |                              |     |
|--------------------------------------|------------------------------|-----|
| Platinum Environmental Solutions LLC | Hazardous Building Materials | 4%  |
|                                      | Total                        | 22% |

**Terracon Consultants, Inc.**

| Subcontractor                     | Type of Work                           | Percentage |
|-----------------------------------|----------------------------------------|------------|
| A&B Environmental Services, Inc.  | Environmental Laboratory               | 7%         |
| Envirotech Environmental Services | Environmental Drilling and Remediation | 14%        |
| Othon, Inc.                       | Public Involvement                     | 9%         |
| Separation Systems                | Phase I ESA Support                    | 14%        |
|                                   | Total                                  | 44%        |

**Pay or Play Program:**

The proposed contract requires compliance with the City's 'Pay or Play' ordinance regarding health benefits for employees of City contractors. In this case, EnSafe Inc. will pay into the Contractor Responsibility Fund, and Terracon Consultants, Inc. will provide health benefits to eligible employees in compliance with City policy.


**Hire Houston First:**

Hire Houston First does not apply to this expenditure, because it involves the use of federal funds and is subject to specific procurement rules of the federal government.

**Fiscal Note:**

No Fiscal Note is required on grant items.

10/15/2024  
 DocuSigned by:  
  
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**Jedediah Greenfield**  
 Chief Procurement Officer  
 Strategic Procurement Division

DocuSigned by:  
  
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**Randall V. Macchi**  
 Chief Operating Officer  
 Houston Public Works

10/17/2024

**Estimated Spending Authority:**

| Department           | FY 2025      | Out Years   | Total        |
|----------------------|--------------|-------------|--------------|
| Houston Public Works | \$402,200.00 | \$97,800.00 | \$500,000.00 |

DS  
  
 10/16/2024

**Amount and Source of Funding:**

\$500,000.00 – Federal Government - Grant Funded (5000)

**Contact Information:**

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 Jedediah Greenfield, Chief Procurement Officer    Finance/SPD (832) 393-9126

**ATTACHMENTS:**

| Description                                 | Type                  |
|---------------------------------------------|-----------------------|
| DOC986254175 - Certification of Funds       | Financial Information |
| DOC986254175 - Ownership form - EnSafe      | Backup Material       |
| DOC986254175 - Ownership Form - Terracon    | Backup Material       |
| DOC986254175 - Tax Report - EnSafe          | Backup Material       |
| DOC986254175 - Tax Statement - EnSafe       | Backup Material       |
| DOC986254175 - Tax Report - Terracon        | Backup Material       |
| DOC986254175 - OBO Goal                     | Backup Material       |
| DOC986254175 - MWBE Plan - EnSafe           | Backup Material       |
| DOC986254175 - MWBE Plan - Terracon         | Backup Material       |
| DOC986254175 - Letters of Intent - EnSafe   | Backup Material       |
| DOC986254175 - Letters of Intent - Terracon | Backup Material       |
| DOC986254175 - POP Forms - EnSafe           | Backup Material       |
| DOC986254175 - POP Forms - Terracon         | Backup Material       |
| DOC986254175 - Drug Forms - EnSafe          | Backup Material       |

|                                                   |                 |
|---------------------------------------------------|-----------------|
| DOC986254175 - Drug Forms - Terracon              | Backup Material |
| DOC986254175 - Insurance with AMBest - EnSafe     | Backup Material |
| DOC986254175 - Insurance with AMBest - Terracon   | Backup Material |
| DOC986254175 - 1295 - EnSafe                      | Backup Material |
| DOC986254175 - 1295 - Terracon                    | Backup Material |
| DOC986254175 - Conflict of Interest - EnSafe      | Backup Material |
| DOC986254175 - Conflict of Interest - Terracon    | Backup Material |
| DOC986254175 - OA4600018550 Screenshot - EnSafe   | Backup Material |
| DOC986254175 - OA4600018551 Screenshot - Terracon | Backup Material |
| DOC986254175 - SAM.GOV - Terracon                 | Backup Material |
| DOC986254175 - SAM.GOV - EnSafe                   | Backup Material |