



**THE PORT
OF LOS ANGELES**
Executive Director's
Report to the
Board of Harbor Commissioners

DATE: NOVEMBER 24, 2025

FROM: ENVIRONMENTAL MANAGEMENT

SUBJECT: RESOLUTION NO. _____ - APPROVAL OF PERSONAL SERVICES AGREEMENTS BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND APEX COMPANIES, LLC, ORION ENVIRONMENTAL, INC., PACIFIC EDGE ENGINEERING, INC., PARSONS ENVIRONMENT & INFRASTRUCTURE GROUP INC., TETRA TECH, INC., TRC SOLUTIONS, INC., AND VERDANTAS INC., FOR AS-NEEDED SITE ASSESSMENT AND RESTORATION SERVICES

SUMMARY:

Staff requests approval of seven Personal Service Agreements (Agreements) with APEX Companies, LLC (APEX), Orion Environmental, Inc. (Orion), Pacific Edge Engineering, Inc. (Pacific Edge), Parsons Environment & Infrastructure Group Inc. (Parsons), Tetra Tech, Inc. (Tetra Tech), TRC Solutions, Inc. (TRC), and Verdantas Inc. (Verdantas) to provide the City of Los Angeles (City) Harbor Department (Harbor Department) with as-needed site assessment and environmental restoration services. Approval of the proposed three-year Agreements will authorize a combined not-to-exceed amount of \$21,000,000 for these services. The Harbor Department is financially responsible for payment of services rendered under the proposed Agreements.

RECOMMENDATION:

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 6(2) of the Los Angeles City CEQA Guidelines;
2. Find that in accordance with the City Charter Section 1022, work under the subject Agreements can be performed more feasibly by independent consultants rather than by City employees;
3. Approve the proposed Agreements for a term of three-years each, with a combined contract total of \$21,000,000 as follows:
 - a. Tetra Tech (Pasadena, CA) for \$4,250,000,
 - b. APEX (Signal Hill, CA) for \$4,000,000,
 - c. Pacific Edge (Mission Viejo, CA) for \$3,250,000,
 - d. Verdantas (Irvine, CA) for \$3,250,000,
 - e. Parsons (Pasadena, CA) for \$2,500,000,
 - f. TRC (Irvine, CA) for \$2,250,000, and
 - g. Orion (Long Beach, CA) for \$1,500,000;

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4. Authorize the Executive Director to execute and the Board Secretary to attest to said Agreements, for and on behalf of the Board; and
5. Adopt Resolution No. _____.

DISCUSSION:

Background/Context – Historic contamination of soil and groundwater in the Port of Los Angeles (Port) with hazardous and toxic wastes significantly affects or constrains the Harbor Department’s ability to develop and reuse property and complete development projects on budget and schedule. Due to the technical and very specialized nature of work involving contaminated properties, consultant services are required to assist the Harbor Department in restoring properties to a usable condition; reduce environmental liabilities; comply with regulatory agency requirements; establish baseline environmental conditions for lease terms and renewals; and to assist other divisions in the Harbor Department with development projects impacted by soil and groundwater contamination.

There are more than 90 known contaminated properties and/or regulated sites within the Port that are either undergoing assessment and remediation, or that will need to be addressed in the coming years to protect human health and the environment. As a result, and as described below, the Environmental Management Division (EMD) requests \$21,000,000 for the proposed three-year Agreements, as it is anticipated that a substantial amount of site assessment/remediation work will continue to be required in connection with regulatory requirements and planned development activities in the coming years.

Services to be Performed – Consultant assistance is necessary to evaluate the condition of properties, identify potential soil and groundwater contamination, determine the nature and extent of contamination, develop cost estimates and schedules associated with remediation, implement necessary remediation, and provide other technical expertise as needed to comply with regulatory requirements. Examples of the contractual services to be performed under the proposed Agreements (Transmittals 1a-1g) include the following:

- Conduct Phase I Environmental Site Assessments
- Perform Remedial Investigations/Site Characterization of soil and/or groundwater
- Conduct lead and asbestos surveys
- Design and implement Remedial Feasibility Studies and Action Plans
- Prepare and submit Site Closure Reports to regulatory agencies
- Assist in regulatory agency coordination
- Provide environmental support prior to and during construction and development projects and/or real estate transactions
- Provide technical expertise and design services to assess potential environmental emerging technologies
- Oversee tenant’s environmental cleanup
- Provide litigation support services to the Office of the City Attorney
- Provide technical support for the ISO 14001:2015 Environmental Management System (EMS)

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At present, EMD's site assessment and restoration group includes five staff members with expertise in conducting and managing environmental assessment and remediation projects and managing hazardous waste and emergency services. Staff currently serve as project managers for over 35 active projects. Consultant services are required because specialized technical expertise is needed to carry out the above-described work, especially considering the potentially dangerous and contaminated conditions of the work environment. Much of the work requires the operation and maintenance of specialized equipment for environmental sampling and monitoring in various media including soil, soil vapor, and groundwater, and technical expertise such as hydrogeology, chemistry, computer modeling, and microbiology. At this time, it is neither practical nor cost-effective for the Harbor Department to significantly increase permanent staff to conduct the activities outlined in the scope of work. The selected firms have the resources to efficiently provide the specialized services needed to respond to the Harbor Department's environmental regulatory requirements and requests. The terms of the current agreements expire on February 8, 2026, and these new proposed Agreements are needed to continue to provide the necessary environmental services for the Harbor Department. A more detailed description of the Scope of Work is included in the proposed Agreements (Transmittal 2).

Work Assignments – Work assigned under the proposed Agreements will be authorized on an as-needed basis through a project directive (PD) process and approved by the Deputy Executive Director. Each PD will include a detailed scope of work, schedule, Small Business Enterprise (SBE) and Very Small Business Enterprise (VSBE) participation level, and a cost estimate.

The current As-Needed Site Assessment and Restoration Agreements are authorized for a combined not-to-exceed amount of \$21,000,000 and an anticipated spending of \$14,000,000 is projected by their expiration in February 2026. Staff recommends maintaining the combined contract agreement amount at \$21,000,000 to ensure funding is available for several large-scale remediation projects with regulatory agency oversight that are anticipated within the duration of these contracts. Actual amounts to be expended under the contracts will be determined through the annual budget process.

Selection Process – On April 7, 2025, a Request for Proposals (RFP) was released and posted on the Port's website and the firms were notified through the City's Contracts Management and Opportunities Database, Regional Alliance Marketplace for Procurement.

The proposal and selection of the interview evaluation panel followed the requirements stated in the Harbor Department's 2022 Contract Procedures Manual. One Marine Environmental Supervisor and two Environmental Specialists from EMD, along with an Environmental Remediation Manager from the Port of Long Beach, were selected to be on the evaluation panel because they have the technical expertise needed to work with consultants in managing the Harbor Department's environmental liabilities.

The Harbor Department received 21 proposals on May 13, 2025. Proposals were reviewed using evaluation criteria published in the RFP (Transmittal 3). The RFP criteria

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for evaluation focused on project management, firm qualifications, technical expertise, and rates and fees. A listing of all 21 proposers and their proposal scores are attached in Transmittal 4. The proposals were scored to a total of 100 points, as outlined in the RFP. Eleven of the 21 proposers were short-listed and invited to an interview.

Interview questions were developed from the criteria advertised in the RFP to assess the breadth and depth of the firm's expertise (Transmittal 5). Interviews were conducted between August 11-13, 2025 and included a 15-minute presentation followed by a question/answer session. The evaluation panel completed the scoring based upon the presentation and comprehensiveness in response to the interview questions. The interviews were scored with a total of 100 points and a Local Business Enterprise (LBE) of 8% (8 points) was added to the score to determine the final score. The LBE Preference Program was established through the approval of a City Ordinance in 2011 for local businesses to have an equal opportunity to compete for City businesses. A summary of the interview scoring is provided on the table below and attached in Transmittal 6.

Table. Summary of Interview Evaluation Scores

Consultant	Interviewer 1	Interviewer 2	Interviewer 3	Interviewer 4	Average	Local Business Enterprise	Final Score
1	93	91	96	97	94.3	8	102.3
2	94	92	93	96	93.8	8	101.8
3	93	88	96	95	93.0	8	101.0
4	87.5	90	92	92	90.4	8	98.4
5	91	86	87	92	89.0	8	97.0
6	89.5	83	82	92	86.6	8	94.6
7	89	80	77	92	84.5	8	92.5
8	82.5	81	80	85	82.1	8	90.1
9	90.5	77	81	77	81.4	8	89.4
10	80	78	88	79	81.3	8	89.3
11	80	79	81	88	82.0	0	82.0

Following the evaluation process and interviews, the top seven firms were selected as the most qualified to meet the Harbor Department's anticipated needs over the next three years.

EMD is recommending that the Harbor Department enter into three-year term Agreements with the following seven firms identified as the most qualified:

Tetra Tech	\$ 4,250,000
APEX	\$ 4,000,000
Pacific Edge	\$ 3,250,000
Verdantas	\$ 3,250,000
Parsons	\$ 2,500,000
TRC	\$ 2,250,000
Orion	\$ 1,500,000
Total	\$21,000,000

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This is the first opportunity for Orion to provide environmental services to the Harbor Department's Site Restoration Group. Tetra Tech, APEX, Pacific Edge, Verdantas, Parsons, and TRC are returning firms from the current contract period. The selection of these companies was based on scores resulting from the presentation and a series of questions designed to provide an understanding of the firm's technical capabilities, experiences, and the cohesiveness of the proposed team.

EMD assigned not-to-exceed amounts to each proposed Agreement based on the categories of work and services to be performed. The types of projects and activities EMD anticipates undertaking over the next three years were also considered. This allocation ensures that consultants with proven capabilities are available but also allows the new team or team new consultants on returning teams the opportunity to demonstrate their abilities. Actual assignments for work will be made based on budget allocations in each fiscal year. Further, where appropriate, consultants will be asked to submit bids for project work to obtain competitive costs for various work assignments.

Small Business Development Program – Each proposed Agreement will include a 25% SBE goal including a 5% VSBE goal. These requirements can be met through the prime consultant or subconsultants. The SBE and VSBE commitment levels will be specified when work is authorized under each PD. Pacific Edge is both a certified SBE and VSBE and Orion is a certified SBE; therefore 100% of their services will apply to each of these goals. If all the funds are expended in these contracts (\$21,000,000), the consultants will cumulatively achieve an SBE participation level of 42% (\$8,812,500), of which 40% (\$3,528,125) will be applied towards VSBE's. Both the SBE and VSBE requirements under the Agreements will be exceeded. All firms will be required to submit a monthly subconsultant report indicating the level of compliance of these goals.

ENVIRONMENTAL ASSESSMENT:

The proposed action is approval of seven proposed Agreements for as-needed site assessment and environmental restoration services, which is an administrative activity and basic data collection, field testing, research, experimental management and resource Activities of City Departments, bureaus, divisions, sections, offices or officers which do not result in serious or major disturbances to an environmental resource. Therefore, the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of CEQA in accordance with Article II Section 2(f) and Article III Class 6(2) of the Los Angeles City CEQA Guidelines.

FINANCIAL IMPACT:

Approval of the proposed 3-year Agreements authorizes a total amount not-to-exceed \$21,000,000 for as-needed site assessment and restoration services. It is anticipated that funds for these Agreements will be expended as follows:

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Fiscal Year	OP	GASB	CIP	MIP	TOTAL
2025/26	1,317,262	2,077,601	235,225	161,578	3,791,666
2026/27	2,431,869	3,835,572	434,262	298,297	7,000,000
2027/28	2,431,869	3,835,572	434,262	298,297	7,000,000
2028/29	1,114,607	1,757,970	199,037	136,720	3,208,334
TOTAL	7,295,607	11,506,715	1,302,786	894,892	21,000,000

Funds for Fiscal Year 2025/26 are available as follows: \$1,317,262 in Account 541100 (Environmental Assessment Services), Division 42010 (Environmental Management); \$2,077,601 in Account 212310 (Allowance for Environmental Litigation/Claims - GASB49), Division 00000 (Harbor Global); \$235,225 in Account 161305 (Construction in Progress), Division 00000 (Harbor Global); and \$161,578 in Account 541100 (Environmental Assessment Services), Division 30900 (Maintenance Improvement Program). Funding needed in future fiscal years will be requested through the annual budget adoption process.

The Harbor Department’s financial obligations after the current fiscal year are contingent upon the Board’s appropriation of funds. If any subsequent fiscal year funds are not appropriated by the Board for the work required by the Agreements, the Agreements shall be terminated. However, such termination shall not relieve the parties of liability for any obligations previously incurred. A funding out clause is included in each proposed Agreement.

CITY ATTORNEY:

The Office of the City Attorney has reviewed and approved the proposed Agreements as to form and legality.

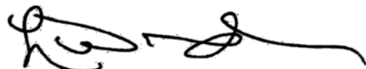
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TRANSMITTALS:

- 1a. Agreement with Tetra Tech, Inc.
- 1b. Agreement with APEX Companies, LLC
- 1c. Agreement with Pacific Edge Engineering, Inc.
- 1d. Agreement with Verdantas Inc.
- 1e. Agreement with Parsons Environment & Infrastructure Group Inc.
- 1g. Agreement with TRC Solutions, Inc.
- 1h. Agreement with Orion Environmental, Inc.
- 2. Scope of Work
- 3. RFP Evaluation Criteria
- 4. Summary of Proposers and Proposal Scores
- 5. Interview Questions
- 6. Summary of Oral Interview Scores

FIS Approval: JS

CA Approval: SO



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