

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0340

LOG NAME: 22RFP 26-0060 ENV ASBESTOS THIRD-PARTY MONITORING AND CONSULTI

SUBJECT

(CD 9) Authorize Execution of Agreement with Terracon Consultants, Inc. in an Amount Up to \$260,197.00 for Environmental Asbestos Third-Party Monitoring and Consulting Services for the Fort Worth Convention Center Phase II Arena Renovation Project

RECOMMENDATION:

It is recommended that the City Council authorize the execution of an agreement with Terracon Consultants, Inc., for environmental asbestos third-party monitoring and consulting services in an amount up to \$260,197.00 for the Fort Worth Convention Center Phase II Arena Renovation project.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to request authorization to execute an agreement for third-party environmental consulting and asbestos monitoring services to support the Fort Worth Convention Center (FWCC) Phase II Arena Renovation project (City Project No. 105504) (the "Project"). The services to be provided include regulatory compliance monitoring, air monitoring, clearance sampling, inspections, and project documentation in accordance with applicable federal and state requirements. These services ensure safe abatement practices and compliance throughout the Project.

The Environmental Services Department, through its purchasing staff, issued Request for Proposal (RFP) 26-0060, which included detailed specifications describing the responsibilities and qualifications required to provide third-party asbestos air monitoring and consulting services. The City advertised the RFP in the *Fort Worth Star-Telegram* on February 9, 2026; February 11, 2026; February 18, 2026; February 25, 2026; March 4, 2026; and March 11, 2026. The City received nine (9) submissions.

An evaluation panel composed of staff from Environmental Services, Code Compliance, Property Management, and the Public Events Departments reviewed and scored the proposals using best value criteria. The individual scores were averaged for each criteria, and the final scores are summarized in the table below:

Supplier	Evaluation Criteria					Total	Rank
	a	b	c	d	e		
Terracon Consultants, Inc.	23.75	22.5	18.5	8.75	9.648	83.15	1
UES Professional Solutions 64, LLC	21.88	22.5	17	8.75	8.416	78.54	2
EcoSystems Environmental, Inc.	21.88	21.25	16	8.25	10.91	78.29	3
ERC Environmental & Construction Services Inc	18.13	18.13	13	6.75	20	76.00	4
ECS Southwest, LLP	21.88	20.63	17	7.5	8.044	75.04	5
EFI Global	20	19.38	16	7	9.737	72.11	6
Aspen Integrity LLC	18.13	19.38	15.5	8	10.87	71.87	7
Precision Environmental Services	16.25	16.25	13.5	7.75	14.37	68.12	8
DTECH Services Inc	16.25	16.88	14	6.75	9.582	63.46	9

The RFP outlined the following evaluation factors:

- a. Firm Experience and Past Performance – up to 25 points
- b. Staff Qualifications and Certifications – up to 25 points
- c. Project Approach, Timeline, and Methodology – up to 20 points
- d. Capacity, Responsiveness and Service Availability – up to 10 points
- e. Price and Cost Proposal – up to 20 points

After completing the evaluation process, the panel determined that Terracon Consultants, Inc. offered the best value to the City. As a result, the panel recommends that the City Council authorize the execution of an agreement with Terracon Consultants, Inc. No guarantee was made that a specific quantity of services would be purchased.

FUNDING: The total value of this an agreement is an amount up to \$260,197.00. However, the actual amount spent will depend on project phasing, scheduling, and monitoring requirements associated with the Project. Project Funding is budgeted in the Grants Operating Federal Fund for the

Brownfields Cleanup Grant project.

ADMINISTRATIVE CHANGE ORDER: An administrative change order or increase may be made by the City Manager up to the amount allowed by relevant law and the Fort Worth City Code and does not require specific City Council approval as long as sufficient funds have been appropriated.

AGREEMENT TERMS: Upon City Council approval, the agreement shall begin upon execution and expire one (1) year from that date.

SMALL BUSINESS PROGRAM: This Chapter does not apply. Per the Small Business ordinance 27832-08-2025, section 21- 7 Exceptions, (e.) Agreements in which, due to the use of state or federal funding, the state or federal government establishes participation requirements related to the types of businesses performing work under the agreement.

The Fort Worth Convention Center is located in COUNCIL DISTRICT 9.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current operating budget, as previously appropriated, in the Grants Operating Federal Fund for the Brownfields Cleanup Grant project to support the approval of the above recommendation and execution of the agreement. Prior to any expenditure being incurred, the Environmental Services Department has the responsibility to validate the availability of funds.

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