



## RESOLUTION NO. U-11404

1 A RESOLUTION related to the purchase of materials, supplies, equipment and  
2 the furnishing of services; authorizing the City officials to enter into  
3 contracts and, where specified, waive competitive bidding requirements,  
4 authorize sale of surplus property, or increase or extend existing  
5 agreements.

6 WHEREAS the City of Tacoma, Department of Public Utilities, requested  
7 bids or proposals for the purchase of certain materials, supplies, equipment or  
8 the furnishing of certain services, or proposes to purchase off an agreement  
9 previously competitively bid and entered into by another governmental entity or  
10 a purchasing cooperative, or for the sales of surplus, or desires to increase or  
11 extend an existing agreement, all as explained by the attached Exhibit "A,"  
12 which by this reference is incorporated herein, and

13 WHEREAS in response thereto, bids or proposals (or prices from  
14 another governmental or cooperative agreement) were received, all as  
15 evidenced by Exhibit "A," and

16 WHEREAS the Board of Contracts and Awards or the requesting division  
17 have heretofore made their recommendations, which may include waiver of the  
18 formal competitive bid process because it was not practicable to follow said  
19 process, or because the purchase is from a single source, or there is an  
20 emergency that requires such waiver, or because a directly negotiated contract  
21 was determined to be in the best interest of the City, or waiver of minor  
22 deviations, and in the case of sale of surplus, a declaration of surplus has been  
23 made certifying that said items are no longer essential for continued effective  
24 utility service, as explained in Exhibit "A," Now, therefore,  
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BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

That the Public Utility Board of the City of Tacoma hereby concurs and approves the recommendations of the Board of Contracts and Awards or the requesting division, and approves, as appropriate: (1) the purchase or furnishing of those materials, supplies, equipment or services recommended for acceptance; (2) the sale of surplus materials, supplies or equipment recommended for acceptance; (3) the purchase from a cooperative or another governmental entity contract; and (4) the increase or extension of an existing agreement, and said matters may include waiver of the formal competitive bid process or waiver of minor deviations, all as set forth on Exhibit "A," and authorizes the execution, delivery and implementation of appropriate notices, contracts and documents by the proper officers of the City for said transactions.

Approved as to form:

\_\_\_\_\_  
/s/  
Chief Deputy City Attorney

\_\_\_\_\_  
Chair  
\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Clerk

Adopted \_\_\_\_\_



Resolution No.: U-11404  
Item No.: 1  
Meeting Date: SEPTEMBER 27, 2023

**TO:** Board of Contracts and Awards  
**FROM:** Scott Dewhirst, Superintendent, Tacoma Water  
Jessica Knickerbocker, Division Manager, Tacoma Water  
Carol Powers, Principal Engineer, Tacoma Water  
**COPY:** Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP  
Coordinator, and Brandon Snow, Senior Buyer, Finance/Purchasing  
**SUBJECT:** Design-Build Advisor Services for Tacoma Water Operations Facility  
Improvements Program  
Request for Qualifications Specification No. TW23-0034F – September 27, 2023  
Public Utilities Board  
**DATE:** August 24, 2023

**RECOMMENDATION SUMMARY:** Tacoma Water recommends a contract be awarded to Parametrix Inc, Puyallup, WA, in the amount of \$820,282, plus applicable taxes, budgeted from the Tacoma Water Capital Reserve Fund 4600-CAPTL, for owner advisor and construction management services supporting the Tacoma Water Operations Facilities project, for which a design-build team will be contracted separately.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.

**BACKGROUND:**

In 2018, the Water Operations Building located at 3506 South 35th St in Tacoma was assessed for seismic resiliency. The results of the seismic analysis show that the structural capacity of the building is significantly lower than the industry standard allowable values for both life safety and immediate occupancy. Based on these results, it is expected that the building would likely sustain significant damage in the event of a design level seismic event. This means that access to existing offices, shops, and the warehouse would not be available until significant structural repairs are made to the Water Operations Building. A lack of access to the storage of parts, tools, and the shops would inhibit repairs necessary to provide water for consumption and fire protection after a seismic event.

In 2018, Tacoma Water conducted an alternatives analysis, that resulted in the initiation of design to seismically retrofit the building to meet the immediate occupancy standard. At 30 percent design, it was clear that the cost to retrofit the building far exceeded the cost of building a new one. Concurrently, the 2021 Tacoma Public Utilities Master Plan was underway and it identified that this building was significantly undersized to meet current and future needs. Lastly, the pandemic gave Tacoma Water the opportunity to think differently about how work is completed. These three elements compelled Tacoma Water to reevaluate alternatives.

In 2022, Tacoma Water completed the alternatives evaluation and determined a new warehouse and shops building would need to precede the retrofit/replacement of the existing



operations building offices. The new warehouse and shops are needed to improve operational efficiency, provide seismic resiliency, and accommodate future growth.

**ISSUE:** The purpose of this project is to provide facilities that are seismically resilient, operationally efficient, and accommodate future growth of the Tacoma Water warehouse and shops. The work performed in this contract is necessary to receive Capital Projects Advisory Review Board approval to procure the warehouse and shops via a design-build contract, to prepare the design-build solicitation specifications, and to assist Tacoma Water in the administration of the design-build contract.

**ALTERNATIVES:** Tacoma Water staff conducted an alternatives workshop which evaluated seven different options to meet the seismic resilience, operational efficiency, and future growth goals. The options included several variations of rehabilitation to the existing structure, replacement structures, and phasing a combination of new structure with rehabilitation. The preferred alternative determined in the workshop is to construct a separate warehouse and shops structure in this phase of the project, and in a future phase either replace or rehabilitate the office spaces.

**COMPETITIVE SOLICITATION:**

Request for Qualifications Specification No. TW23-0034F was opened March 28, 2023. Five companies were invited to bid in addition to normal advertising of the project. One submittal was received.

Parametrix Inc submitted a statement of qualifications that resulted in the highest evaluated submittal. The table below reflects the selection advisory committee’s score.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Score</u>
<b>Parametrix Inc</b>	<b>Puyallup, WA</b>	<b>93</b>

**CONTRACT HISTORY:** New contract.

**SUSTAINABILITY:** In accordance with Resolution No. 40776, a commitment to reducing the City’s carbon footprint, most project meetings will be conducted virtually and electric vehicles will be used for in-person meetings by City staff.

**EQUITY IN CONTRACTING (EIC) COMPLIANCE:** Five points were included in the evaluation criteria for EIC.

**LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE:** Not applicable



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 Tacoma Water Operating	WTR-00674	Various	\$820,282
<b>TOTAL</b>			<b>Up to \$820,282</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600-CAPTL Tacoma Water	587501	6311170	\$820,282
Capital Reserve			
<b>TOTAL</b>			<b>Up to \$820,282</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** \$820,282 plus applicable taxes

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** Yes

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.** N/A