



RESOLUTION NO. U-11539

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,
25
26



1 BE IT RESOLVED BY THE PUBLIC UTILITY BOARD OF THE CITY OF TACOMA:

2 That the Public Utility Board of the City of Tacoma hereby concurs and
3 approves the recommendations of the Board of Contracts and Awards or
4 the requesting division, and approves, as appropriate: (1) the purchase or
5 furnishing of those materials, supplies, equipment or services recommended for
6 acceptance; (2) the sale of surplus materials, supplies or equipment
7 recommended for acceptance; (3) the purchase from a cooperative or another
8 governmental entity contract; and (4) the increase or extension of an existing
9 agreement, and said matters may include waiver of the formal competitive bid
10 process or waiver of minor deviations, all as set forth on Exhibit "A," and
11 authorizes the execution, delivery and implementation of appropriate notices,
12 contracts and documents by the proper officers of the City for said transactions.
13

14 Approved as to form:

15 _____
16 /s/
17 Chief Deputy City Attorney

Chair

Secretary

18 _____
19 Clerk

Adopted



Resolution No.: U-11539

Item No.: /

Meeting Date: JULY 9, 2025

TO: Board of Contracts and Awards
FROM: Chris Robinson, Power Superintendent
Chris Mattson, Power Section Manager, Generation
Ozan Ferrin, Asst. Section Manager, Generation
Tim Nordstrom, Power Systems Engineer, P.E., Principal
COPY: Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Ryan Foster, Senior Buyer, Finance/Purchasing
SUBJECT: Architectural and Engineering (A&E) Professional Services Contract
Contract No.CW2275365– July 9, 2025 Public Utility Board Meeting
DATE: June 2, 2025

RECOMMENDATION SUMMARY: Tacoma Power recommends awarding a contract to Black & Veatch Corporation for the engineering design of a seismic risk reduction measure at the Mossyrock Dam spillway structure in the amount of \$1,733,700, plus applicable taxes. This contract will be funded from the Power Fund – 4700 and will run for an initial contract term of five (5) years to account for analysis, design, agency reviews, and construction support. Black and Veatch's local office is located in Tualatin, Oregon, and the corporate office is in Overland Park, Kansas. This contract supports the Riffe Lake Restoration Program.

STRATEGIC POLICY PRIORITY:

- Ensure outstanding stewardship of the natural and built environment.

BACKGROUND: In 2017, Tacoma Power implemented an Interim Risk Reduction Measure (FERC regulatory term) at Mossyrock Dam in response to an elevated seismic risk and performance concerns associated with the concrete spillway piers. This Interim Risk Reduction Measure requires Tacoma to operate Riffe Lake at a reduced maximum elevation of 749.0 feet, compared to the original design elevation of 778.5 feet, in order to mitigate downstream inundation risk in the event of a potential failure of the spillway structure during a large seismic event.

The objective of this contract is to develop an engineering design for an alternate risk reduction measure, which would enable Tacoma Power to seek expedited approval from the Federal Energy Regulatory Commission (FERC) to remove the elevation restriction. The alternate measure proposes a bulkhead (or similar structure) that is structurally independent of the concrete piers.

Once the design is constructed, this project will eliminate one key constraint to the lake elevation and advance Tacoma Power's broader program goal to restore Riffe Lake to its original design elevation by 2031.

ISSUE: Operating Riffe Lake at the lower elevation results in significant lost revenue due to decreased energy and capacity and has adverse impacts on lake access and recreation. This project is a part of a broader program to restore full operational capacity and increase flexibility for managing river flows and power generation.

ALTERNATIVES:



One alternative is to continue operating Riffe Lake with the current reduced elevation. This would extend the timeline for the Riffe Lake Restoration and prolong reduced power generation capacity.

This proposed contract includes an analysis of alternative solutions to ensure that the final design receives approval from the FERC and delivers strong cost-benefit performance.

COMPETITIVE ANALYSIS: Tacoma Power invited 21 consulting firms from the City's Architectural and Engineering (A&E) roster to submit updated qualifications. Seven firms responded. A review team within Tacoma Power's Generation Section evaluated the submissions based on qualifications, relevant experience, reputation, and timeline. Black & Veatch Corporation was the top-ranked firm and was selected for direct contract negotiations.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Not applicable.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - Service contract - EIC Regulations are not yet established

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
4700 - Power Fund	10000167969	5310100	\$1,733,700
TOTAL			Up to \$1,733,700

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 - Power Fund	10000167969	5310100	(\$1,733,700)
TOTAL			Up to (\$1,733,700)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$500,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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



Resolution No.: U-11539
Item No.: 2
Meeting Date: JULY 9, 2025

TO: Board of Contracts and Awards
FROM: Alan Matheson, Superintendent, Tacoma Rail
Kari Halliday, Chief Mechanical Officer, Tacoma Rail
COPY: Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Sara Bird, Senior Buyer, Finance/Purchasing
SUBJECT: Janitorial services and supplies for Tacoma Rail
Request for Proposals Specification No. TR25-0041F, Contract No.
CW2275483– July 9, 2025, Public Utility Board
DATE: June 20, 2025

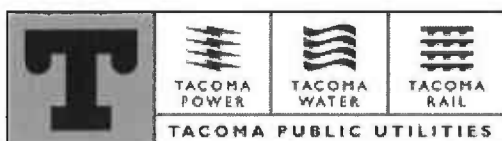
RECOMMENDATION SUMMARY: Tacoma Rail recommends a contract be awarded to Buenavista Services Inc., Puyallup, WA, in the amount of \$1,000,000 plus applicable taxes, budgeted from the Tacoma Rail 4500 Fund, for an initial contract term of three years, with the option to renew for two, one-year extensions, for a projected contract amount of \$1,000,000, plus applicable taxes, for janitorial services.

BACKGROUND:

This contract is for janitorial services and supplies needed to maintain the Tacoma Rail facilities in a manner necessary to provide a clean, healthy, and safe work environment for Tacoma Rail employees and visitors. The contracted services include basic surface cleaning 7 days per week and cyclical deep cleaning activities such as inside and outside window cleaning, carpet cleaning, and buffing and waxing of hard floor surfaces. The contract provides all personnel, equipment, and environmentally friendly cleaning products needed for the aforementioned services. The contract also includes the supply of all toiletries related materials for Tacoma Rail.

ISSUE: Tacoma Rail is a 24/7 operation with field crews, mechanics and managers working around the clock. It is a necessity to provide a clean, healthy and safe environment for all employees.

ALTERNATIVES: Tacoma Rail considered hiring additional staff as an option. The various tasks would require a minimum of two, full time employees and one part time employee to cover the scope of work. The estimated cost to Tacoma Rail to hire those employees, including benefits, would be approximately \$930,000 for the 5-year period. For those employees to properly maintain the facility, Tacoma Rail would still need to purchase the cleaning equipment, cleaning supplies and all the toiletry materials. Moreover, City Labor Relations staff advises that as a railroad, RCW 41.56 pertaining to Public Employees' Collective Bargaining is not applicable to Rail employees and current 483 Custodial Maintenance CBA language likely would not apply to custodial staff hired at Rail. Therefore, Tacoma Rail deems it prudent to continue outsourcing the service.



COMPETITIVE SOLICITATION:

Request for Proposals Specification No. TR25-0041F, was opened Tuesday, June 10, 2025. 257 companies were invited to bid in addition to normal advertising of the project. 18 submittals were received. After review of the 18 submittals, the company with the highest weighted score was selected for recommendation.

<u>Respondent</u>	<u>Location</u>	<u>Score</u>
Buenavista Services, Inc.	Puyallup, WA	100.00
CCS Facility Services	Renton, WA	94.50
York Export Inc. dba York Building Services	Lynnwood, WA	86.00
LOGC, LLC	Seattle, WA	85.50
Hughes Group, LLC	Tacoma, WA	84.25
SMS Cleaning, Inc.	Gig Harbor, WA	84.00
Accountable Custodial & Maintenance, Inc	Port Orchard, WA	83.00
Global Building Solutions, LLC	Spokane, WA	82.50
Broadscope Solutions Corp	Renton, WA	76.50
Environment Control of South Sound, Inc	Kent, WA	76.50
Sealx, LLC	Seattle, WA	76.00
MSNW Group, LLC	Ferndale, WA	73.00
National Facility Contractors, LLC	League City, TX	67.00
ANC Facility Services	Tumwater, WA	66.50
Awesomely Affordable Cleaning Co	Olympia, WA	63.00
Armstrong Maintenance, LLC	Everett, WA	54.50
Crystal Clean Housekeeping and Janitorial Services, LLC	Maple Valley, WA	53.00
West Force Division, LLC	Bellevue, WA	37.50

Pre-bid Estimate: \$1,080,000.

The recommended award is 7.4 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Sustainability factors were included in the overall scoring criteria.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - Service contract - EIC Regulations are not yet established

Although EIC regulations are not yet established for this service, the recommended vendor is a Washington State certified Minority Business Enterprise (MBE) company.



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
4500 TPU Rail Fund	592303	5330100	\$1,000,000
TOTAL			Up to \$1,000,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Tacoma Rail Line Haul	591004	4343260	(\$1,000,000)
TOTAL			Up to (\$ 1,000,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$300,000.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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