



RESOLUTION NO. U-11555

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 _____
17 /s/
18 Chief Deputy City Attorney

Chair

Secretary

19 _____
20 Clerk

Adopted _____



Resolution No.: U-11555
Item No.: /
Meeting Date: 10/08/2025

TO: Board of Contracts and Awards
FROM: Chris Robinson, Utilities Deputy Director - Power Supt, Tacoma Power
Rachel Allen, Section Manager, Power Utility, Power Shared Services (PSS)
Terry Coggins, Division Mgr, Fleet & Facilities, PSS
COPY: Garth Nelson, Senior Engineering Project Manager, PSS Project Delivery
Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Aaron Bratton, Senior Buyer, Finance/Purchasing
SUBJECT: Tacoma Public Utilities (TPU) Administrative Building North Entry & Atrium
Replacement
Request for Bid Specification No. PS25-0117F, Contract No. CW2276679 –
October 8, 2025 Public Utility Board
DATE: September 12, 2025

RECOMMENDATION SUMMARY:

Power Shared Services (PSS) recommends a contract be awarded to Pease Construction Inc., Lakewood, WA, in the amount of \$1,296,600, plus applicable taxes, budgeted from Power Fund 4700, for an initial contract term of one year and six months, for a projected contract amount of \$1,296,600, plus applicable taxes, for replacement of the Administrative Building North's entry vestibule with a new revolving door, emergency door, and replacement of the existing exterior curtain wall glass.

BACKGROUND:

PSS Facilities conducted a study in 2023 on the air flow exchange of the existing Administrative Building North's entry vestibule and options to mitigate the air exchange during the hot and cold months. This study also evaluated replacement of the existing curtain wall glass, which is damaged and cracked. Based on this study, it was determined that the best option was to replace the existing automatic sliding doors with a new revolving door, and an emergency exit double door with an air curtain. This study also concluded that replacement of the existing curtain wall curved glass was cost prohibitive, and a complete replacement of the system with an angled straight panel curtain wall system to mimic the existing curved glass and provide uncomplicated future glass pane replacement. In 2024, PSS contracted with an architectural firm to design the replacement of the existing entry vestibule and atrium glass system based on the 2023 study and recommendations.

ISSUE: The current configuration of the lobby allows for large air exchanges creating increased demand on the Administrative Building North's HVAC system. Modification of the entry was undertaken to upgrade the building in an effort to meet the City of Tacoma's decarbonization strategy to reduce energy use and reduce demand on the existing HVAC system.

Currently, the existing atrium glass is damaged and cracked, which presents a potential safety concern. Additionally, the existing atrium glass is original to the building and does not meet current energy code. Replacement with a new curtainwall system will address safety concerns, allow for an increase in the energy efficiency, and decrease overall future repair/replacement costs as required.



ALTERNATIVES: In the 2023 study, TPU's architectural firm evaluated three separate options for the replacement of the entry, and four options for the replacement of the atrium glass. Each of these options were evaluated on overall potential energy savings benefit to TPU, and estimated construction costs.

Alternatives considered for the entry replacement included the following: revolving door with a double door (preferred option); two sets of double doors with air curtain; and one set of double doors with an air curtain. The preferred alternative was selected as it minimizes the air exchange between the inside and outside without use of a mechanical air curtain. Both of the other options recommended use of mechanical air curtains. The double door will be used as an emergency door, and not for regular access.

Alternatives considered for the atrium glass portion included a structural curtain wall that is angled (preferred option), storefront system with angled framing, framed openings with windows, and replacement of the curved glass. Upon evaluation of all the systems, use of the angled curtain wall system had the lowest estimated construction cost and will simplify future glass replacements as required.

COMPETITIVE SOLICITATION:

Request for Bid (RFB), Specification No. PS25-0117F was opened July 29, 2025. A total of 68 companies were invited to bid in addition to normal advertising of the project. Three submittals were received. Each of the bids were evaluated for responsiveness, and the minimum experience of the Contractor. Of the three bids, two bids were deemed non-responsive due to not meeting Equity in Contracting (EIC) requirements. The result was selection of the Contractor that met all requirements outlined in the bid specification.

Pease Construction, Inc. submitted a bid that resulted in the lowest evaluated responsive submittal. The table below reflects the amount of the total award.

<u>Respondent</u>	<u>Location</u>	<u>Submittal Amount</u>
Pease Construction, Inc.	Lakewood, WA	\$1,296,600
Construct, Inc.	Tumwater, WA	Non-responsive
Saybr Contractors, Inc.	Tacoma, WA	Non-responsive

Pre-bid Estimate: \$1,300,000.00

The recommended award is 0.3 percent below the pre-bid estimate.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: Replacement of the Administrative Building North's entry and atrium glass increases the thermal performance with reduction to energy loss and demand on the HVAC system.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: The recommended contractor is in compliance with the EIC requirements per memorandum dated May 1, 2025. The EIC



requirements for this project are MBE 3 percent, WBE 2 percent and SBE 4 percent. The EIC utilization levels of the recommended contractor, Pease Construction, Inc., are MBE 3 percent, WBE 2.1 percent, and SBE 4.6 percent.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: The LEAP requirements for this project are 15 percent of the project labor hours must be worked by Local Employees and an additional 15 percent of the labor hours must be worked by Apprentices, per TMC 1.90.040.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 – Power Fund	PWR-01250	560900	\$1,296,600
TOTAL			Up to \$1,296,600

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 – Power Fund	PWR-01250	560900	(\$1,296,600)
TOTAL			Up to (\$1,296,600)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,296,600.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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