



RESOLUTION NO. U-11568

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

19 _____
20 Clerk

Adopted _____



Resolution No.: U-11568

Item No.: _____

Meeting Date: NOVEMBER 5, 2025

TO: Board of Contracts and Awards
FROM: Chris Robinson, Power Superintendent
Chris Mattson, Section Manager, Generation, Power
Ram Veeraraghavan, PDSS Manager, Generation, Power
Adam Davis, Engineering Project Manager, Generation, Power
COPY: Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Ryan Foster, Senior Buyer, Finance/Purchasing
SUBJECT: Supplement Craft Labor Services
Request for Proposal Specification No. PG20-0070F
Contract No. CW2243332– November 5, 2025 Public Utility Board
DATE: October 13, 2025

RECOMMENDATION SUMMARY

Tacoma Power requests approval to increase CW2243332 with NAES Power Contractors, Inc., Cranberry Township, PA, by \$700,000, plus applicable taxes, budgeted from the Power Fund - 4700, for additional labor and supervision to perform maintenance, repairs, renovations, and other mutually agreed-upon work at Tacoma Power facilities. This increase will bring the contract to a cumulative total of \$4,650,000, plus applicable taxes.

BACKGROUND:

Since 1991, Tacoma Power has utilized maintenance services contracts to augment in-house staff during peak maintenance periods at the City's hydroelectric projects and other Tacoma Public Utilities sites. This contract provides skilled craft personnel to work alongside City employees to complete complex and critical maintenance tasks.

ISSUE: Tacoma Power anticipates the need for additional contract funds to support upcoming critical projects, including:

- Wynoochee Dam drain scoping and cleaning
- Dam monitoring instrumentation installations
- LaGrande Powerhouse surface tram repairs
- Cushman No. 1 spillway stoplog construction

These projects are essential to maintaining operational continuity and, in certain cases, are required to ensure regulatory compliance.

ALTERNATIVES:

Reassignment of Internal Staff: This option is not feasible because existing personnel are fully committed to critical operations, capital projects, and regular maintenance activities. Reassignment would delay other essential work or increase operational risk.

Deferring Work: This option is not feasible because it could increase the risk of equipment failure, extend outage durations, or undermine Tacoma Power's ability to adhere to regulatory requirements.



COMPETITIVE ANALYSIS:

Tacoma Power Generation, published Request for Proposal No. PG20-0070F on March 9, 2021. Thirty (30) companies were invited to submit bids in addition to advertising through standard channels. One (1) proposal was received from NAES Power Contractors, Inc., which was determined to be the lowest evaluated submittal after consideration of Equity in Contracting (EIC) participation goals.

CONTRACT HISTORY: This contract was originally awarded to NAES Power Contractors, Inc., pursuant to Request for Proposal Specification No. PG20-0070F in May 2021. The original contract amount was \$2,250,000 plus applicable taxes, with a contract term from May 15, 2021 through December 31, 2023. Contract amendment history is outlined below:

- Amendment No. 1 (September 10, 2022): Updated the Project Management Key Personnel protocol.
- Amendment No. 2 (December 1, 2023): Extended the contract term through December 31, 2025 and applied updated labor rates.
- Amendment No. 3 (February 1, 2024): Increased the contract amount by \$1,500,000 pursuant to Resolution U-11434, for a revised not-to-exceed amount of \$3,750,000.
- Amendment No. 4 (January 1, 2025): Updated labor rates.
- Amendment No. 5 (August 2025): Extended the termination date to May 14, 2026 and increased the contract amount by \$200,000, for a revised not-to-exceed amount of \$3,950,000.

SUSTAINABILITY: This contract increase supports the timely execution of critical maintenance and capital project work, ensuring that Tacoma Power can continue to provide reliable, renewable energy while maintaining workforce flexibility. Using skilled augmented labor helps prevent delays and strengthen the City's commitment to decarbonization and supports the long-term sustainability of Tacoma Power's assets.

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
Power Fund - 4700	Various		\$700,000
TOTAL			Up to \$700,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Power Fund - 4700	Various		(\$700,000)
TOTAL			Up to (\$700,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$700,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? YES

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



Resolution No.: U-11568
Item No.: _____
Meeting Date: NOVEMBER 5, 2025

TO: Board of Contracts and Awards
FROM: Keri Burchard-Juarez, Superintendent, Tacoma Water
Stuart Vaughan, 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: Tacoma Water New Warehouse/Shops Building and Yard Improvements Project
Request for Proposals Specification No. TW23-0308F, Contract No. CW2268109
– November 5, 2025 Public Utility Board
DATE: October 17, 2025

RECOMMENDATION SUMMARY: Tacoma Water requests approval to increase Contract No. CW2268109 with Absher Construction Co., Puyallup, WA, by \$1,246,339, plus a five percent contingency for a projected contract amount of \$3,016,776 plus applicable taxes. This increase, budgeted from the Water Capital Reserve Fund 4600, authorizes and funds design and engineering by subcontractors for the pre-engineered metal building, fire suppression, mechanical, electrical, plumbing, and doors. Additional amendments to this contract are anticipated to complete the work, including the completion of design, additional early-work procurements if needed, and construction of the facility.

STRATEGIC POLICY PRIORITY:

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

BACKGROUND:

In 2016, Tacoma Water completed an All-Hazards Vulnerability Assessment which included analysis of the Water Operations Building located at 3506 South 35th St. Three different probabilistic earthquake scenarios were analyzed (Tacoma Fault, Cascadia Subduction, and the South Whidbey Island) to understand the impacts to the building. The analysis noted that the building would likely completely collapse in the Tacoma Fault earthquake scenario. If the Cascadia Subduction zone earthquake scenario were to occur, it is likely there would be substantial damage to the building, rendering the building unsuitable for occupation.

In 2018, Tacoma Water conducted an alternatives analysis and continued with design to seismically retrofit the existing building to meet an immediate occupancy standard. At 30-percent design, it was clear the cost to retrofit the building far exceeded the cost of constructing a new one, so the project was paused for further evaluation.

In 2021, Tacoma Public Utilities (TPU) Master Plan identified the existing building was significantly undersized to meet current and future needs. Additionally, the COVID-19 pandemic provided an opportunity to think differently about how work is completed. These elements compelled Tacoma Water to reevaluate the project alternatives.



In 2022, Tacoma Water completed another alternatives evaluation and determined a new warehouse and shops building would need to precede the retrofit/replacement of the existing operations building. The new warehouse and shops are needed to provide seismic resiliency, improve operational efficiency, and accommodate future growth.

In 2023, Tacoma Water completed a 20-year masterplan of the property located east of the TPU main campus where the Water Operations Building, parking lots, and Water operations yard are located.

Also in 2023, in accordance with RCW 39.10, Washington State's Capital Projects Advisory Review Board (CPARB) approved Tacoma Water to utilize a Progressive Design-Build (PDB) delivery method for the construction of a new warehouse and shops.

Following the master planning effort and the CPARB approval, Tacoma Water solicited PDB proposals for planning, design, and construction of new warehouse and shop buildings, plus site development for efficient operation and material delivery traffic.

The PDB contract includes three phases of the project. Phase One includes both the Planning and Validation period and Conceptual Design. After the Validation Report (basis of design) was completed last spring, a contract amendment was brought to the Public Utility Board (PUB) and approved on April 1, 2025 to authorize Phase Two, allowing the design-build (DB) team to proceed to approximately a 60-percent design level and establish a Guaranteed Maximum Price (GMP) to complete design and construction.

Early work packages are permitted when using the PDB delivery method. Early work allows bringing forward a portion of the GMP to allow bidding and awarding a portion of the work because it is beneficial to the project. Schedule and pricing approved in an early work package is incorporated in the negotiated GMP. If executed, this amendment will authorize an early work package(s) for subcontractor work.

Following Phase Two, Phase Three will bring to the PUB a contract amendment including the GMP to complete the design and construct the project. The total contract is currently estimated in the range of \$32,000,000 to \$34,000,000. The timing of the Phase Three amendment is estimated to be mid-2026.

ISSUE: Phase Two, architectural design is underway. Tacoma Water requests approval of Amendment No. 2 to authorize procurement of early work package(s), to be incorporated as part of the GMP. This will allow the onboarding of subcontractors for the design and engineering of the pre-engineered metal building, fire suppression, mechanical, electrical, plumbing, and doors.

ALTERNATIVES: The alternative is to not have early work package(s) and have a single amendment for GMP. The delay in issuing early work package(s) may extend the project by up to six months. The expected result would be a higher project cost. Additionally, this alternative does not reflect the intent or benefits of the PDB delivery method.



COMPETITIVE SOLICITATION: In accordance with RCW 39.10.330, a two-step solicitation approach was used to identify the most qualified PDB team. Tacoma Water was assisted by an owner advisor team from Parametrix Inc, a firm highly experienced in managing alternative delivery projects. Parametrix Inc provided insight and facilitation of the process as non-voting members of the Selection Advisory Committee (SAC).

Request for Qualifications Specification No. TW23-0213F was opened on April 23, 2024. Eleven companies were invited to bid in addition to normal advertising of the project. Six Statements of Qualifications (SOQ's) were received and evaluated by the SAC based on the DB teams' qualifications and performance references, team experience and qualifications, evidence of ability to perform the work, excellence in design, and disadvantaged business utilization performance. All six submittals met the general requirements. The four highest scoring teams were then invited to enter the proposal phase of the solicitation process.

Request for Proposals Specification No. TW23-0308F received four proposals from finalists on June 11, 2024. Proposals were submitted in two parts, written proposal and price factor forms. Price factor forms were held by Purchasing staff until after the proposal scores were submitted. Proposals were evaluated based on PDB delivery approach, design approach, management approach, time and budget management, capacity to complete the work, accident prevention plan, disadvantaged business outreach and inclusion plan. In-person interviews with each finalist were conducted and scored as part of the final evaluation process.

The final scoring was cumulative and included evaluations from SOQ's, interviews, and proposals.

Following the cumulative scoring, price factor forms were opened and scored with the lowest price factor receiving the most points. Price factor points were added to the cumulative score to obtain final evaluated scores. The table below reflects the total final scores of the Finalists.

<u>Respondent</u>	<u>Location (city and state)</u>	<u>Score</u>
Absher Construction Co.	Puyallup, WA	232.96
Skanska USA Building, Inc.	Seattle, WA	231.83
Lydig Construction, Inc.	Spokane Valley, WA	219.90
Schuchart Corporation	Seattle, WA	196.00

CONTRACT HISTORY: This contract was originally awarded to Absher Construction Co., Puyallup, WA, as a result of Request for Proposals Specification No. TW23-0308F on September 25, 2024, in the amount of \$830,360, under Resolution No. U-11472.

Amendment No. 1 – Increased the contract by \$877,759, for a cumulative total of \$1,708,119 on March 26, 2025, under Resolution No. U-11517.

SUSTAINABILITY: Pursuant to Resolution No. 38249, the project criteria for the warehouse and shops facility includes Leadership in Energy and Environmental Design Gold certification. Sustainable deconstruction and salvage efforts and sustainable materials management practices will also apply during the construction phase of the project.



EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable – Pursuant to RCW 39.10.330, the City's inclusion goals are 10-percent certified minority-owned businesses, six-percent certified women-owned businesses, five-percent certified small business enterprises, five-percent veteran-owned businesses, and 30-percent local businesses.

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
4600 Tacoma Water Fund	WTR-00674 (various)	5330100	\$1,308,656
TOTAL			Up to \$1,308,656

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 – Water System Development Charge	587600	6311185	(\$1,308,656)
TOTAL			Up to (\$1,308,656)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,308,656, 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



Date: October 22, 2025

To: Public Utility Board, Tacoma Public Utilities

From: Carol Powers, Principal Engineer, Tacoma Water Planning and Engineering

Subject: Tacoma Water New Warehouse and Shops, Contract Amendment 2

Summary:

Tacoma Water in coordination with the Design-Builder for the New Warehouse and Shops project (Absher Construction) is requesting this second planned amendment to the progressive design build contract. This amendment will authorize early work totaling \$1,246,339 to advance the construction trade partner design, engineering, and shop drawings for the pre-engineered metal building, electrical, mechanical, plumbing, fire suppression, acoustics, and doors. This early work package supports the project's guiding principle of "best value" by involving the construction trade partners during the design phase instead of after bids are awarded like a standard project would.

Background:

The project goals have remained the same from the beginning of the project: Design and build a new warehouse and shops facility to the appropriate seismic level; improve operations with appropriate spaces, better workflow and adjacencies; and accommodate a moderate amount of future growth. The project has also established Guiding Principles that inform and shape the decisions made by the project team and the Design-Builder. (See the full list of Guiding Principles in the Appendix).

The project scope, schedule and budget are as follows:

Scope: A new seismically resilient warehouse and shops for essential staff and warehousing and shop functions for current and future needs.

Schedule:

- 2025: Complete project planning and begin design.
- 2026: Complete design and begin construction by mid-year
- 2027: Complete construction

(Graphic of schedule can be found in the Appendix.)

Budget: The total project budget is \$40M, with an estimated \$32-34M for design and construction of the facility.



Contracting

Tacoma Water is utilizing the Progressive Design Build (PDB) delivery method for the project. The original contract with Absher Construction was signed on September 25, 2024 for the planning/validation phase of the project. At the end of validation, Amendment 1 incorporated the basis of design report into the contract and authorized Absher Construction to continue the design to an approximate 60 percent level. One of the advantages of PDB is the ability to release early work packages and have a phased approach to procurement. This approach reduces risks associated with supply-chain lead times, accelerates the overall project schedule, and integrates construction partners into the design. Amendment 1 did not include the construction trade partner design costs that are in Amendment 2, as they had not been procured by the General Contractor at that time. A future amendment will bring a negotiated guaranteed maximum price to the Utility Board for the completion of design and construction.

Amendment 2

Design is underway and has advanced to a level where the Design-Builder is ready to onboard certain construction trade partners to incorporate their systems into the overall design. Amendment 2 authorizes an early start on electrical/mechanical design (which tend to be long lead items), the design of the pre-engineered metal building (PEMB), and to secure Tacoma Water's place in the queue for the fabrication of the PEMB.

Next Steps

The Guaranteed Max Price (GMP) is expected to be negotiated in the First Quarter of 2026 and an amendment will be brought to the Public Utility Board to authorize the Design Builder to complete the design and construct the facility.

CC: Jackie Flowers, Director of Utilities
Keri Burchard-Juarez, Water Superintendent
Stuart Vaughan, Planning & Engineering Division Manager
Terry Forslund, Planning & Engineering Asst. Division Manager, Project Sponsor



Appendix

New Warehouse and Shops Guiding Principles

Resilient: The facility must be designed to withstand potential disasters and recover quickly to resume operations.

People Focused: The facility must provide a healthy and functional workplace that facilitates day-to-day operations and encourages collaboration between groups.

Operationally Efficient: The facility must provide spaces that accommodate safe, functional and efficient workflows for Tacoma Water operations.

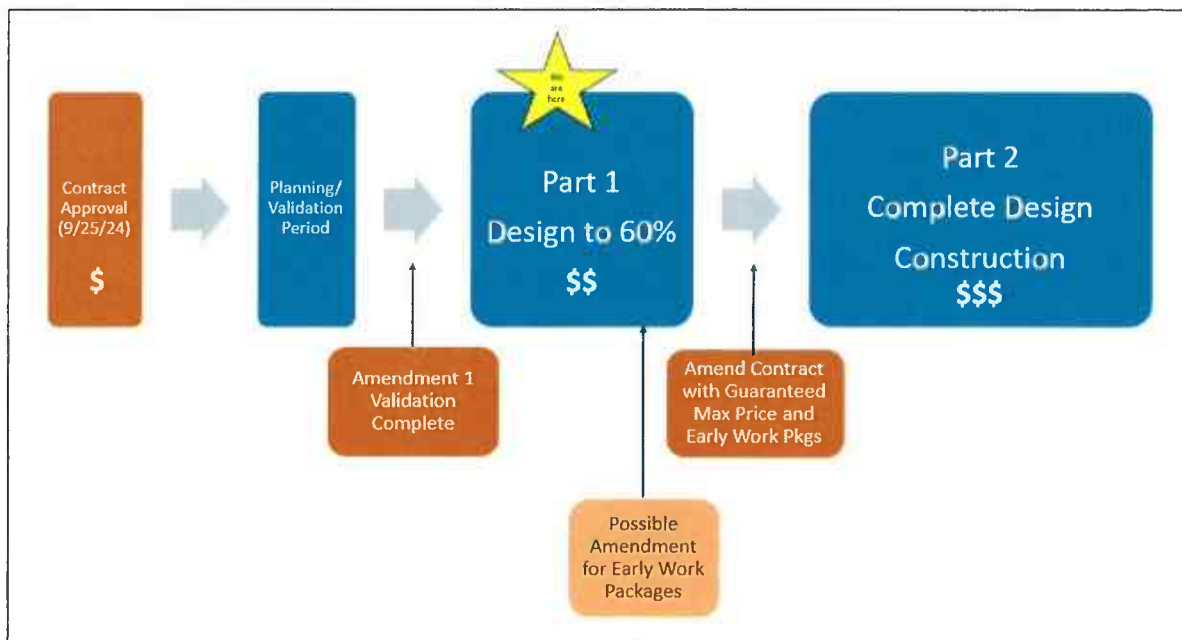
Environmentally Responsible: The project will seek to minimize environmental impacts and meet City of Tacoma environmental objectives (Resolution 38249).

Best Value: The investment of funds into the project should provide the best combination of cost, quality and ability to meet or exceed project requirements.

Forward Thinking: The facility must be flexible, adaptable, expandable and ensure that future planned phases are not compromised.

Minimally Disruptive: The facility must allow Tacoma Water to safely maintain operations during construction and minimize disruptions to critical workflows.

Project Schedule





Resolution No.: U-11568
Item No.: _____
Meeting Date: NOVEMBER 5, 2025

TO: Board of Contracts and Awards
FROM: Keri Burchard-Juarez, Superintendent, Tacoma Water
Stuart Vaughan, Division Manager, Tacoma Water
Kim DeFolo, 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: Green River Filtration Facility Polymer Supply
Request for Bids Specification No. TW25-0232F – November 5, 2025, Public
Utility Board
DATE: October 20, 2025

RECOMMENDATION SUMMARY: Tacoma Water recommends a contract be awarded to Polydyne Inc., Riceboro, Georgia, in the amount of \$237,200, plus applicable taxes, budgeted from Tacoma Water Fund 4600, for an initial contract term of the 2026 calendar year with the option to renew for four additional one-year renewal periods, for a projected contract amount of \$1,186,000, plus applicable taxes, for the supply of water treatment polymer chemicals.

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.

The chemicals provided by this contract are necessary to maintain operations of the Green River Filtration Facility (GRFF), which provides clean, reliable drinking water to all Tacoma residents and Tacoma Water customers.

BACKGROUND:

Contracts are awarded every five years for water treatment polymer chemicals, which are delivered to the GRFF in Ravensdale. Unlike bulk water treatment chemicals that are competitively bid every year, there are fewer suppliers of polymer chemicals and pricing is more stable, so contract renewals are allowed.

ISSUE: The GRFF requires polymer chemicals for pre-treatment of Green River water prior to filtration and treatment of solids produced during the filtration process. Cationic polymer is used to condition the particles in the water to be easily removed by settling or filtration, nonionic polymer is used as a filter aid to improve particle removal during filtration, and anionic polymer is used to condition water treatment residuals during solids handling.

ALTERNATIVES: Polymer chemicals must be purchased by Tacoma Water. Without these chemicals, the water will not be safe to drink, and Tacoma Water will not be in compliance with federal and state drinking water regulations.

The current chemicals were selected during facility design as the most operationally suitable and cost-effective options for Tacoma Water; alternate chemicals cannot be purchased at this time without redesign and construction of treatment facilities.



COMPETITIVE SOLICITATION:

Request for Bids Specification No. TW25-0232F was opened October 14, 2025. Seventy-Two companies were invited to bid in addition to normal advertising of the project. One submittal was received.

The table below reflects the amount of the total award for each line item.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u>
Item 1 – Cationic Polymer		
Polydyne Inc. (Clarifloc C-359)	Riceboro, GA	\$205,000
Item 2 – Nonionic Polymer		
Polydyne Inc. (Clarifloc N-6310)	Riceboro, GA	\$13,800
Item 3 – Anionic Polymer		
Polydyne Inc. (Clarifloc A-210P)	Riceboro, GA	\$18,400

Pre-bid Estimate: \$240,000

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

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The specification described complies with the City of Tacoma's Sustainable Procurement Policy, encouraging the use of products or services that help minimize environmental and human health impacts.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - Supply purchase - 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
4600 Tacoma Water Fund 2025/2026	583612/588363	5216071	\$237,200
4600 Tacoma Water Fund 2027/2028	583612/588363	5216071	\$474,400
4600 Tacoma Water Fund 2029/2030	583612/588363	5216071	\$474,400
TOTAL			Up to \$1,186,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 Tacoma Water Fund	581100	Various	(\$1,186,000)
TOTAL			Up to (\$1,186,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$237,200

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-11568
Item No.: _____
Meeting Date: NOVEMBER 5, 2025

TO: Board of Contracts and Awards
FROM: Keri Burchard-Juarez, Superintendent, Tacoma Water
Stuart Vaughan, Division Manager, Tacoma Water
Kim DeFolo, 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: Water Treatment Chemical Supply for 2026
Request for Bids Specification No. TW25-0231F – November 5, 2025 Public
Utility Board
DATE: October 20, 2025

RECOMMENDATION SUMMARY: Tacoma Water recommends contracts be awarded to six low bidders, for a cumulative total for the six contracts of \$1,865,700, plus applicable taxes, budgeted from Tacoma Water Fund 4600, for a contract term of the 2026 calendar year with no option for renewal, for the supply of water treatment chemicals.

- Newco Inc. dba Cascade Columbia Distribution Co., Seattle, WA for \$244,200, plus applicable taxes
- Northstar Chemical, Inc., Monrovia, CA for \$610,400, plus applicable taxes
- JCI Jones Chemicals, Inc., Tacoma, WA for \$551,300, plus applicable taxes
- Hasa, Inc., Saugus, CA for \$100,000, plus applicable taxes
- Chemtrade Chemicals US LLC, Parsippany, NJ for \$172,200, plus applicable taxes
- USALCO, LLC, Baltimore, MD for \$187,600, plus applicable taxes

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.

The chemicals provided by these contracts are necessary to maintain operations of the Green River Filtration Facility (GRFF) and the water treatment systems at Hood Street Reservoir, which provide clean, reliable drinking water to all Tacoma residents and Tacoma Water customers.

BACKGROUND:

Contracts are awarded each year for water treatment chemicals, which are delivered in bulk to the GRFF in Ravensdale and Hood Street Reservoir in Tacoma.

ISSUE: Water treatment chemicals provide fluoridation, pH adjustment, and disinfection of the Green River water and South Tacoma groundwater. Chemicals are also required for pretreatment of the Green River supply prior to filtration.

ALTERNATIVES: Water treatment chemicals must be purchased by Tacoma Water. Without these chemicals, the water will not be safe to drink, and Tacoma Water will not be in compliance with federal and state drinking water regulations.



The current chemicals were selected during facility design as the most operationally suitable and cost-effective options for Tacoma Water; alternate chemicals cannot be purchased at this time without redesign and construction of treatment facilities.

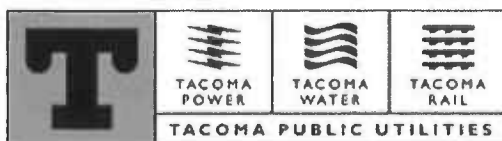
COMPETITIVE SOLICITATION:

Request for Bids Specification No. TW25-0231F was opened October 14, 2025. Forty-Eight companies were invited to bid in addition to normal advertising of the project. Eleven submittals were received.

The table below reflects the amount of the total award for each line item.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal</u> <u>Amount</u>
Item 1a – Fluorosilicic Acid (Green River Filtration Facility)		
Newco Inc. dba Cascade Columbia Distribution Co.	Seattle, WA	\$211,200
Pencco, Inc	San Felipe, TX	\$223,680
Item 1b – Fluorosilicic Acid (Hood Street Reservoir)		
Newco Inc dba Cascade Columbia Distribution Co.	Seattle, WA	\$33,000
Pencco, Inc	San Felipe, TX	\$34,950
Item 2 – 50% Sodium Hydroxide (Green River Filtration Facility)		
Northstar Chemical, Inc.	Monrovia, CA	\$610,400
JCI Jones Chemicals, Inc.	Tacoma, WA	\$620,000
Univar Solutions USA, LLC	Kent, WA	\$643,080
Brenntag Pacific, Inc.	Santa Fe Springs, CA	\$689,000
Item 3 – 25% Sodium Hydroxide (Hood Street Reservoir)		
JCI Jones Chemicals, Inc.	Tacoma, WA	\$86,300
Northstar Chemical Inc	Monrovia, CA	\$88,900
Univar Solutions USA LLC	Kent, WA	\$89,675
Brenntag Pacific, Inc.	Santa Fe Springs, CA	\$112,310
Newco Inc. dba Cascade Columbia Distribution Co.	Seattle, WA	\$117,500
Item 4a – Sodium Hypochlorite (Primary Supply)		
JCI Jones Chemicals, Inc.	Tacoma, WA	\$465,000
Hasa, Inc.	Valencia, CA	\$479,700
Item 4b – Sodium Hypochlorite (Back-up Supply)*		
Hasa, Inc.	Valencia, CA	\$100,000
JCI Jones Chemicals, Inc.	Tacoma, WA	\$92,500
Northstar Chemical Inc	Monrovia, CA	\$149,000

* The sodium hypochlorite back-up supplier cannot be the primary supplier per the specification requirements.



Item 5 – Aluminum Sulfate

Chemtrade Chemicals US, LLC	Parsippany, NJ	\$172,200
Univar Solutions USA, LLC	Kent, WA	\$209,700
Thatcher Company of Montana, Inc.	Salt Lake City, UT	\$218,700
Kemira Water Solutions, Inc.	Lawrence, KS	\$267,600

Item 6 – Aluminum Chlorohydrate

USALCO, LLC	Baltimore, MD	\$187,600
Kemira Water Solutions, Inc.	Lawrence, KS	\$203,800
Thatcher Company of Montana, Inc.	Salt Lake City, UT	\$204,000
Univar Solutions USA, LLC	Kent, WA	\$223,200
Chemtrade Chemicals US LLC	Parsippany, NJ	\$392,000

Pre-bid Estimate: \$2,000,000

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

CONTRACT HISTORY: New contracts.

SUSTAINABILITY: The specification described complies with the City of Tacoma's Sustainable Procurement Policy, encouraging the use of products or services that help minimize environmental and human health impacts.

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

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: Not applicable to these contracts.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 Tacoma Water Fund	583612/588363/583613	5216070/5216071	\$1,865,700
TOTAL			Up to \$1,865,700

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 Tacoma Water Fund	581100	Various	(\$1,865,700)
TOTAL			Up to (\$1,865,700)



FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,865,700

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

Specification No. TW26-0231F
Water Treatment Chemical Supply for 2026
Bid Opening: 10/14/2025

Item #	Description	Unit	Quantity	ESTIMATE		USALCO, LLC Baltimore, MD		Univar Solutions USA, LLC Kent, WA		Traicher Company of Montana, Inc. Salt Lake City, UT		Penoco, Inc. San Felipe, TX		Kemira Water Solutions, Inc. Lawrence, KS		JCI Jones Chemicals, Inc. Tacoma, WA	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1a	23-26% Fluorosilicic Acid (Green River Filtration Facility)	Wet Tons	320		\$0.00							\$699.00	\$223,680.00				
1b	23-26% Fluorosilicic Acid (Hood Street Reservoir)	Wet Tons	50		\$0.00							\$699.00	\$34,950.00				
2	50% Membrane-grade Sodium Hydroxide (Green River Filtration Facility)	Dry Tons	800		\$0.00			\$803.85	\$643,080.00							\$775.00	\$620,000.00
3	25% Membrane-grade Sodium Hydroxide (Hood Street Reservoir)	Dry Tons	100		\$0.00			\$896.75	\$89,675.00							\$863.00	\$86,300.00
4a	12-15% (NaOCl by weight) Sodium Hypochlorite - Primary Supply	Gallons	300,000		\$0.00											\$1.55	\$465,000.00
4b	12-15% (NaOCl by weight) Sodium Hypochlorite - Back-up Supply	Gallons	50,000		\$0.00											\$1.85	\$92,500.00
5	47-49% (Al ₂ (SO ₄) ₃ ·14H ₂ O) Aluminum Sulfate	Dry Tons	300		\$0.00			\$699.00	\$209,700.00	\$729.00	\$218,700.00			\$892.00	\$267,600.00		
6	Aluminum Chlorohydrate	Tons	700		\$0.00	\$938.00	\$187,800.00	\$1,116.00	\$223,200.00	\$1,020.00	\$204,000.00			\$1,019.00	\$203,800.00		
					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Base Bid = Subtotal				\$0.00		\$187,600.00		\$1,165,648.00		\$422,700.00		\$258,630.00		\$471,400.00		\$1,263,800.00
	WA State Sales Tax @ 8.8% (Items 5 and 6 only)				\$0.00		\$16,568.80		\$38,095.20		\$37,197.60		\$0.00		\$41,481.20		\$0.00
	Total				\$2,000,000.00		\$204,108.80		\$1,203,750.20		\$459,897.60		\$258,630.00		\$512,881.20		\$1,263,800.00

Item #	Description	Unit	Quantity	ESTIMATE		Chemtrade Chemicals US LLC Parsippany, NJ		Newco Inc. Seattle, WA		Brenntag Pacific, Inc. Santa Fe Springs, CA		Northstar Chemical, Inc. Monrovia, CA		Hasa, Inc. Valencia, CA	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1a	23-26% Fluorosilicic Acid (Green River Filtration Facility)	Wet Tons	320		\$0.00			\$660.00	\$211,200.00						
1b	23-26% Fluorosilicic Acid (Hood Street Reservoir)	Wet Tons	50		\$0.00			\$660.00	\$33,000.00						
2	50% Membrane-grade Sodium Hydroxide (Green River Filtration Facility)	Dry Tons	800		\$0.00					\$861.25	\$689,000.00	\$763.00	\$610,400.00		
3	25% Membrane-grade Sodium Hydroxide (Hood Street Reservoir)	Dry Tons	100		\$0.00			\$1,175.00	\$117,500.00	\$1,123.10	\$112,310.00	\$889.00	\$88,900.00		
4a	12-15% (NaOCl by weight) Sodium Hypochlorite - Primary Supply	Gallons	300,000		\$0.00									\$1.599	\$479,700.00
4b	12-15% (NaOCl by weight) Sodium Hypochlorite - Back-up Supply	Gallons	50,000		\$0.00							\$2.98	\$149,000.00	\$2.00	\$100,000.00
5	47-49% (Al ₂ (SO ₄) ₃ ·14H ₂ O) Aluminum Sulfate	Dry Tons	300		\$0.00	\$574.00	\$172,200.00								
6	Aluminum Chlorohydrate	Tons	200		\$0.00	\$1,960.00	\$392,000.00								
					\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00
	Base Bid = Subtotal				\$0.00		\$644,200.00		\$381,700.00		\$801,310.00		\$848,300.00		\$579,700.00
	WA State Sales Tax @ 8.8% (Items 5 and 6 only)				\$0.00		\$49,649.60		\$0.00		\$0.00		\$0.00		\$0.00
	Total				\$2,000,000.00		\$613,849.60		\$361,700.00		\$801,310.00		\$848,300.00		\$579,700.00



Resolution No.: U-11568
Item No.:
Meeting Date: NOVEMBER 5, 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
November 5, 2025 Public Utility Board
DATE: October 20, 2025

RECOMMENDATION SUMMARY:

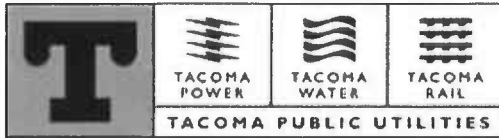
Tacoma Rail recommends a contract be awarded to CCS Facility Services - Washington, Inc, (CCS Facility Services) Renton, WA, in the amount of \$1,000,000, plus applicable taxes, budgeted from the Tacoma Rail 4500 Fund, for an initial contract term of three years, with the option to renew for two, one-year extensions, for a projected contract amount of \$1,000,000, plus applicable taxes, for janitorial services and supplies.

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. Following the completion of our Request for Proposal (RFP) process for janitorial service and supplies, we initially identified Buenavista Services, Inc. as the highest-ranked proposer and awarded the contract accordingly.

After months of the services provided by Buenavista Services, Inc., Tacoma Rail has decided to terminate the contract. This decision was made in accordance with the terms and conditions outlined in the RFP and applicable procurement policies, and it reflects our commitment to ensuring the best value and alignment with project objectives.

Tacoma Rail would like to enter into a contract with CCS Facility Services, the second highest-ranked vendor in our recent solicitation process. Their proposal demonstrated strong qualifications, comprehensive expertise across all areas of the scope of work, and a clear alignment with the goals of the project.

<u>Respondent</u>	<u>Location</u> (city and state)	<u>Score</u>
Buenavista Services, Inc.	Puyallup, WA	100.00
CCS Facility Services – Washington, Inc.	Renton, WA	94.50
LOGC, LLC	Seattle, WA	85.50
Hughes Group, LLC	Tacoma, WA	84.25
SMS Cleaning, Inc.	Gig Harbor, WA	84.00
York Export Inc. dba York Building Services	Lynnwood, WA	83.50
Accountable Custodial & Maintenance, Inc	Port Orchard, WA	83.00
Global Building Solutions, LLC	Spokane, WA	82.50
Sealx, LLC	Seattle, WA	76.00
Broadscope Solutions Corp	Renton, WA	75.50
Environment Control of South Sound, Inc	Kent, WA	75.50
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



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: \$217,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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