



RESOLUTION NO. U-11581

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 _____



**Contract and Award Letter
Purchase Resolution – Exhibit “A”**

TO: Board of Contracts and Awards
FROM: Andy Cherullo, Director, Finance
COPY: Patsy Best, Procurement and Payables Division Manager, Finance
Public Utility Board, Director of Utilities, Board Clerk, City Council, City Manager,
City Clerk, EIC Coordinator, LEAP Coordinator, and Stan Rowden II, Senior
Buyer, Finance/Procurement
SUBJECT: Citywide – Encampment Mitigation, Debris, and Litter Removal Services - Rebid
Request for Bids Specification No. CT25-0235F, Contract No. CW2278989 –
January 28, 2026 Public Utility Board and February 3, 2026 City Council
DATE: December 3, 2025

RECOMMENDATION SUMMARY:

The Finance Department recommends awarding a contract to CleanSlate Solutions LLC, Seattle, WA for a projected contract amount of \$9,000,000, plus applicable taxes, budgeted from the Tidy Fund 1185, for an initial contract term of three years, with the option to renew for two additional one-year terms, for encampment mitigation, debris, and litter removal services.

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.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND: The City's existing contract for homeless encampment mitigation expires on March 31, 2026 and there is an ongoing need to provide clean up services at homeless encampments on City properties. It is critical to be able to respond to these needs promptly as delays can allow encampments to grow and become much more difficult and costly to clean up. Additionally, this contract ensures that notification and execution of any services rendered are done so in alignment with the standard operating procedures of the City.

The predominance of the work performed under this contract is overseen by the Homeless Engagement and Alternatives Liaison (HEAL) team and administered by the Tidy Up Tacoma program which is managed by Environmental Services. The contract being recommended here is for that work. The city is also awarding a contract for \$200,000 for on-call projects that other departments can leverage as needs arise. The dollar value for this contract does not require governing body approval but is being included for awareness and to explain the discrepancy between the total award in Competitive Solicitation section below and the value of the contract being recommended for award here.



ISSUE: The City has ongoing need to clean up homeless encampments that arise on City properties and pose a threat to public safety and/or efficient City operations.

ALTERNATIVES: Alternative to awarding this contract would be to bid out projects for these services as they arise. This option is not viable as it would significantly hinder the City's ability to respond to needs in a timely fashion.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. CT25-0235F was opened November 4, 2025. 233 companies were invited to bid in addition to normal advertising of the project. 21 submittals were received. The low bidder, EcoStreet Services was found to be non-responsive.

CleanSlate Solutions LLC and Cabbros Cleaning Service LLC submitted bids that resulted in the lowest evaluated submittals. The table below reflects the amount of the suppliers' base bids.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal</u> <u>Amount</u>
CleanSlate Solutions LLC	Seattle, WA	\$3,872,094.50
Cabbros Cleaning Service LLC	Chehalis, WA	\$3,993,200.00
Active Construction Inc	Tacoma, WA	\$7,161,285.58
Bio Clean Inc	Marysville, WA	\$9,142,150.00
Bio Deacon Solutions LLC	Edgewood, WA	\$4,832,071.50
Cascadia Cleaning & Removal	Puyallup, WA	\$5,134,431.50
Clean Harbors Environmental Services, Inc.	Norwell, MA	\$4,802,599.43
Creative Custom Construction LLC	Tacoma, WA	\$6,882,100.00
Dickson Company	Tacoma, WA	\$6,874,050.00
Eco Street Services LLC*	Tacoma, WA	\$10,000.00
Elyon Maintenance Inc	Gig Harbor, WA	\$7,248,000.00
Fairlane Services LLC	Tacoma, WA	\$4,614,694.00
Fresh Family LLC	Kent, WA	\$4,129,725.00
GEC NW, Inc.	Lakewood, WA	\$4,372,913.00
GrayMar Environmental	Moses Lake, WA	\$5,905,501.00
JCH Services/ (dba 1-800-GOT-Junk?)	Tacoma, WA	\$5,427,750.00
Layland Construction LLC	Roy, WA	\$4,625,074.00
M&C Resolve LLC	Lacey, WA	\$6,686,079.50
Patriot Environmental Services, Inc.	Signal Hill, CA	\$6,388,750.00
Totem Logistics Inc	Auburn, WA	\$4,934,300.00
Woodland Industries General Contracting Inc	Puyallup, WA	\$9,224,400.00

*Eco Street Services LLC was non-responsive due to an incomplete price proposal form.

Pre-bid Estimate: \$9,200,000.00



Between the two contracts, the total award from this specification is 100% of the pre-bid estimate.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: The City’s sustainability policy was included in the specifications but was not a consideration in the award of the contracts.

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
1185-Tidy Fund			\$9,000,000.00
TOTAL			Up to \$9,000,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1185-Tidy Fund			(\$9,000,000.00)
TOTAL			Up to (\$9,000,000.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 9,000,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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



**Contract and Award Letter
Purchase Resolution – Exhibit “A”**

TO: Board of Contracts and Awards
FROM: Andy Cherullo, Director, Finance
Patsy Best, Procurement and Payables Division Manager, Finance
COPY: Public Utility Board, Director of Utilities, Board Clerk, City Council, City Manager,
City Clerk, EIC Coordinator, LEAP Coordinator, and Stan Rowden, Senior Buyer,
Finance/Procurement
SUBJECT: Citywide – Increase to contract CW2252704, Request for Bids Specification No.
CT22-0080F Homeless Encampment Mitigation
January 28, 2026 Public Utility Board and February 3, 2026 City Council
DATE: December 24, 2025

RECOMMENDATION SUMMARY:

The Finance Department requests ratification of an increase to contract CW2278852, to Green Earthworks Construction Inc (GEC), Lakewood, WA, by \$138,087.67, plus applicable taxes, budgeted from various funds, for homeless encampment mitigation services. This increase will bring the contract to a projected total of \$5,450,459.57, 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.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND: GEC provides citywide clean up services at homeless encampments on city properties. This contract ensures that clean up at encampments happens in alignment with the City's standard operating procedures for this work. The purpose of this amendment is to correctly account for all work that has been performed under this contract and the work that will continue to be performed until final execution of the contract resulting from CT25-0235F which is also being presented for award.

ISSUE: A portion of this work falls in the right-of-way and is therefore reimbursed by Washington State Department of Transportation (WSDOT). Due to the reimbursable nature of the work, a decision was made to not have this spend accumulate against the contract. This decision could appear as contract splitting which is prohibited by Tacoma Municipal Code.

ALTERNATIVES: There is not a viable alternative to this ratification as the funds have already been expended along with the full value of the contract.

COMPETITIVE ANALYSIS:

This amendment does not change the scope of work, pricing or term of the contract resulting from CT22-0080F, it only ratifies past spend that was incorrectly excluded from contract accumulation.



CONTRACT HISTORY: This contract was originally awarded to GEC as a result of Request for Bids (RFB) Specification No. CT22-0080F in December 2022 in the amount of \$1,963,860.06 and with a termination date of December 31, 2025.

Amendment 1, effective May 1, 2024, increased the contract value by \$200,000 to a new not to exceed contract value of \$2,183,860.06.

Amendment 2, effective May 2, 2025, increased the contract value by \$2,432,433.59 to a new contact value of \$4,616,296.65.

Amendment 3, effective September 10, 2025, increased the contract value by \$200,000 to a new contract value \$4,816,296.65.

Amendment 4, in signing at the time of drafting this letter, extends the term of the contract to March 31, 2026, to ensure no gap in services between the end of the year and the approval and execution of a replacement contract as a result of CT25-0235F.

SUSTAINABILITY: The City's sustainability policy was included in the specifications but as a public works RFB, this was not a consideration in the award of the contract.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - EIC Exception: Lack of certified contractors

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
Various			\$138,087.67
TOTAL			Up to \$138,087.67

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Various			(\$138,087.67)
TOTAL			Up to (\$138,087.67)



CITY OF
Tacoma

**Contract and Award Letter
Purchase Resolution – Exhibit “A”**

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$138,087.67

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-11581
Item No.: 3
Meeting Date: JANUARY 28, 2026

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: Purchase oil, grease and miscellaneous lubricants
Interlocal Agreement, Washington State Contract No. 02418,
Contract No. CW2266908 - January 28, 2026 Public Utility Board
DATE: December 23, 2025

RECOMMENDATION SUMMARY:

Tacoma Rail requests approval to increase Contract No. CW2266908, to Nelson Distributing, Inc. DBA Nelson-Reisner, Everett, WA, by \$125,000, plus applicable taxes, budgeted from the Tacoma Rail Fund 4500 for the continued purchase of oil, grease and other miscellaneous lubricants. This increase will bring the contract to a projected total of \$625,000, plus applicable taxes.

BACKGROUND:

This contract increase will allow the continued purchase of oil, grease and other miscellaneous lubricants needed to maintain and service Tacoma Rail's locomotives and track equipment, as well as provide lubricants needed to service the Union Pacific and Burlington Northern Santa Fe (BNSF) Railway locomotives that Tacoma Rail maintains under contract.

ISSUE: The purpose of the lubricant contract is to purchase oil, grease and miscellaneous lubricants in bulk, at a negotiated rate, which allows Tacoma Rail cost predictability and operational stability. It also allows for the continued on-demand servicing Tacoma Rail provides to the Union Pacific and the BNSF Railway under contract.

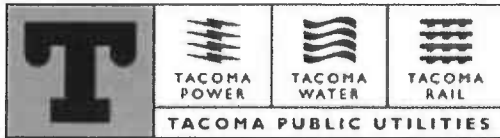
ALTERNATIVES: Tacoma Rail relies on timely maintenance to ensure operational efficiency. Without an increase to the current contract, there will be no guaranteed source of lubricants, which is essential for both internal operations and value-added service agreements. This unpredictability could lead to service interruptions and operational delays. While emergency purchases would be an alternative, they would only provide a short-term solution and come at a significantly higher cost.

COMPETITIVE SOLICITATION:

State of Washington contract no. 02418 is a competitively bid contract valid for the current period through August 1, 2026. Through the interlocal cooperative purchasing agreement, the Tacoma Rail purchases will be made at State contract prices and terms and meets internal competitive bidding requirements.

CONTRACT HISTORY: This contract was originally awarded to Nelson Distributing, Inc. DBA Nelson-Reisner, as a result of an Interlocal-Cooperative purchasing agreement, State of Washington contract no. 02418, in August 2024, in the amount of \$500,000, with a termination date of August 1, 2026.

SUSTAINABILITY: Prior to entering into a contract with Nelson Distributing, Inc. DBA Nelson-Reisner, Tacoma Rail ensured that they could provide, in bulk, our zinc-free oil used in Tacoma



Rail locomotives, and that they met all of the key regulations for oil spill prevention and response.

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
Tacoma Rail Fund 4500	592202	Lubricants	\$125,000
TOTAL			Up to \$125,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Tacoma Rail Fund 4500	592202	Lubricants	(\$125,000)
TOTAL			Up to (\$125,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$125,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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