



RESOLUTION NO. U-11589

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-11589
Item No.: /
Meeting Date: MARCH 11, 2026

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: Professional Services Contract
Architectural and Engineering (A&E) Roster, Contract No. CW2267284 –
March 11, 2026 Public Utility Board
DATE: February 4, 2026

RECOMMENDATION SUMMARY:

Tacoma Power requests approval to increase and extend Contract No. CW2267284 with Parametrix, Inc., Puyallup, Washington, by \$1,600,000, plus applicable taxes, budgeted from the 4700 – Power Fund, to provide continued project management and owner’s representative support for multiple capital projects at the Nisqually Hydroelectric Facility. This increase will bring the contract to a projected total of \$1,900,000, plus applicable taxes and extend the contract through June 30, 2031.

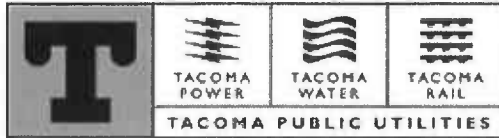
BACKGROUND:

Tacoma Power utilizes external consultants to address internal staffing constraints and support major capital projects. Two such projects include:

- Nisqually Downstream Fish Barrier: A Federal Energy Regulatory Commission (FERC) license requirement where Tacoma Power developed a solution for design and implementation in collaboration with regulators and stakeholders.
- LaGrande Hillside Tram Upgrade: A vital asset for transporting heavy equipment and providing emergency egress at the LaGrande powerhouse. The existing tram and supporting structures have deteriorated due to age and environmental conditions, requiring a full upgrade to maintain safe and reliable operation. Given the tram’s complexity, unique site conditions, and limited industry expertise, Tacoma Power is utilizing a Progressive Design-Build (PDB) delivery method.

ISSUE: The Nisqually downstream fish barrier project is a regulatory requirement. The LaGrande surface tram upgrade is necessary for safe and reliable operation of the powerhouse. Tacoma Power plans a hydroelectric turbine/generator rebuild in 2031 as part of the unit modernization program, and a fully functional surface tram will be essential for this effort.

Both projects are time-sensitive and given limited internal project management resources, there is a need to leverage external support to plan and execute them.



Additionally, the owner's representative will support the project team by providing independent technical and contractual oversight throughout the PDB process to protect Tacoma Power's cost, schedule, and risk position.

While the overall scope of services remains unchanged, the level and duration of support has increased. The requested additional funding ensures adequate project management and owner's representative services to support the projects through design, construction, commissioning, and closeout.

ALTERNATIVES: Delaying the two projects was considered but is not recommended due to regulatory obligations, operational risks, and potential cost escalation.

COMPETITIVE ANALYSIS:

In 2024, five firms from the City of Tacoma's Architectural and Engineering roster were invited to submit updated Statements of Qualifications for project management and owner's representative services. Parametrix, Inc. was the only firm to respond. Following the evaluation, Tacoma Power determined that Parametrix, Inc. possesses the necessary qualifications, experience, and availability to provide support.

CONTRACT HISTORY: This contract was originally awarded to Parametrix, Inc. as a result of selection from the City's A&E roster in July 2024. The original contract amount was \$300,000, plus applicable taxes, with a contract term through December 31, 2027. Amendment No. 1 was executed in November 2024 to apply the updated rate schedule.

SUSTAINABILITY: Sustainability considerations for these projects include applying life-cycle assessment and life-cycle cost principles to evaluate alternatives and delivery approaches.

EQUITY IN CONTRACTING (EIC) COMPLIANCE - TMC 1.07.040: Not applicable - Service contract - EIC Regulations are not yet established. NO EIC REQUIREMENTS FOR THIS SOLICITATION. However, the City of Tacoma is committed to equality in contracting for under-utilized small, minority and women-owned businesses and we encourage you to locate these firms by visiting the Washington State Office of Minority and Women's Business Enterprises - Washington State Office of Minority & Women's Business Enterprises Certification Management System at www.diversitycompliance.com.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP)

COMPLIANCE: Not Applicable. See Tacoma Municipal Code section 1.90. There is no LEAP requirement on this solicitation. However, the City of Tacoma is committed to equality in employment for Washington State approved Apprentices, City of Tacoma residents, residents of local economically distressed areas, youth, veterans, minorities, and women. Please contact the LEAP Office at leap@tacoma.gov for assistance in locating qualified employees. Please visit Tacoma.gov for more information about the LEAP program.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 - Power Fund	PWR – TBD	6311221	\$1,600,000
TOTAL			Up to \$1,600,000

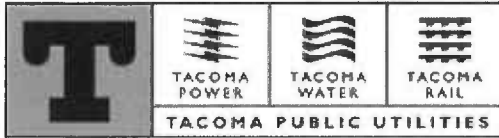
REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 - Power Fund	PWR – TBD	6311221	(\$1,600,000)
TOTAL			Up to (\$1,600,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$680,000

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-11589
Item No.: 2
Meeting Date: MARCH 11, 2026

TO: Board of Contracts and Awards
FROM: Chris Robinson, Power Superintendent
Chris Mattson, Section Manager, Generation, Power
Ram Veeraghavan, PDSS Manager, Generation, Power
Gus Garcia, 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: Professional Services Contract
Architectural and Engineering (A&E) Roster, Contract No. CW2280360 –
March 11, 2026 Public Utility Board
DATE: January 7, 2026

RECOMMENDATION SUMMARY:

Tacoma Power recommends awarding a contract to Kleinschmidt Associates, Redmond, Washington, in the amount of \$2,416,300, plus applicable taxes, budgeted from the 4700-Power Fund, for professional engineering and permitting support services to complete the final design of the Mayfield Dam Juvenile Bypass System.

STRATEGIC POLICY PRIORITY:

Assure outstanding stewardship of the natural and built environment.

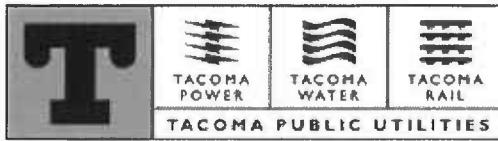
BACKGROUND:

Tacoma Power operates a fish bypass system at Mayfield Dam to convey fish downstream from Mayfield Lake to the lower Cowlitz River. Under its current Federal Energy Regulatory Commission (FERC) license, Tacoma Power must achieve a 95% fish passage survival rate through the Mayfield Dam and Powerhouse. The existing fish bypass system was constructed prior to the current license and relies on outdated standards and technology. As a result, its performance does not meet current license requirements.

Between 2020 and 2024, Tacoma Power conducted hydraulic evaluations and assessed multiple upgrade options. Three alternatives were advanced for detailed review, and a preferred solution was selected. In 2025, Tacoma Power secured an agreement from partners on the Cowlitz Fisheries Technical Committee to advance the preferred alternative toward final design and construction.

ISSUE:

The existing fish passage system does not meet FERC license requirements and lacks capacity for future program needs. Upgrading the system will improve performance and ensure long-term compatibility with fisheries operations at the Cowlitz. Given the specialized nature of this design and limited in-house expertise, engaging a qualified engineering firm to develop final plans and specifications for construction is essential for project success.



ALTERNATIVES:

The following two alternatives were considered:

No Action: This alternative would increase the risk of regulatory non-compliance and could jeopardize Tacoma Power's operating license; therefore, it is not recommended.

In-House Design: Given the complexity of the work, the specialized expertise required, and limited internal resources, this alternative is not recommended.

COMPETITIVE ANALYSIS:

Six firms from the City of Tacoma's Architectural and Engineering roster were invited to propose. Kleinschmidt Associates was selected based on qualifications, experience, and prior involvement in project evaluations. Kleinschmidt Associates will serve as designer of record, complete the final design, and provide permitting support. Scope and fee were negotiated to deliver bid-ready construction documents.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: This contract provides services that support the sustainability of fish populations at the Cowlitz Hydroelectric Project.

EQUITY IN CONTRACTING (EIC) COMPLIANCE - TMC 1.07.040: Not applicable - Service contract - EIC Regulations are not yet established. NO EIC REQUIREMENTS FOR THIS SOLICITATION. However, the City of Tacoma is committed to equality in contracting for under-utilized small, minority and women-owned businesses and we encourage you to locate these firms by visiting the Washington State Office of Minority and Women's Business Enterprises - Washington State Office of Minority & Women's Business Enterprises Certification Management System at www.diversitycompliance.com.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP)

COMPLIANCE: Not Applicable. See Tacoma Municipal Code section 1.90. There is no LEAP requirement on this solicitation. However, the City of Tacoma is committed to equality in employment for Washington State approved Apprentices, City of Tacoma residents, residents of local economically distressed areas, youth, veterans, minorities, and women. Please contact the LEAP Office at leap@tacoma.gov for assistance in locating qualified employees. Please visit Tacoma.gov for more information about the LEAP program.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 - Power Fund	PWR-09119	6311221	\$2,416,300
TOTAL			Up to \$2,416,300

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 - Power Fund	PWR-09119	6311221	(\$2,416,300)
TOTAL			Up to (\$2,416,300)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$578,000

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-11589
Item No.: 3
Meeting Date: MARCH 11, 2026

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 – March 11, 2026 Public Utility Board
DATE: February 20, 2026

RECOMMENDATION SUMMARY: Tacoma Water requests approval to increase Contract No. CW2268109 to Absher Construction Co., Puyallup, WA, in the amount of \$32,840,871, plus applicable taxes, plus a five percent contingency, for a projected contract amount of \$34,482,915, plus applicable taxes, budgeted from the 4600-SDC Water System Development Charge Fund, and authorizes funds to complete design and construction of the new warehouse and shops building and associated yard improvements. This increase will bring the contract to a projected total of \$37,499,690, plus applicable taxes.

STRATEGIC POLICY PRIORITY:

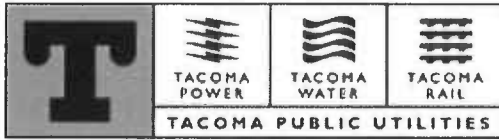
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Assure outstanding stewardship of the natural and built environment.

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. The building houses warehousing, pipe and meter shops, tool storage, operations administrative staff, training room and support spaces.

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.

The 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. Proposals included an assumption that existing operations will continue onsite during construction.

The PDB contract includes three phases. Phase One includes the Planning, Validation and Conceptual Design periods. At the completion of conceptual design, Phase Two allows the design-build (DB) team to proceed to approximately a 60-percent design level which serves as the basis for the negotiated Guaranteed Maximum Price (GMP). Phase Three begins when the GMP Amendment is approved and executed authorizing the DB team to complete the design and construct the project.

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 are incorporated in the negotiated GMP.

For the new warehouse and shops project, the Validation Report (basis of design) and conceptual design were completed last spring and contract amendment one was brought to the Public Utility Board (PUB) and approved on April 1, 2025 to authorize Phase Two. Subsequently, an early work request was brought to the PUB and approved on November 5, 2025, to authorize an early work package for subcontractor work (Change Order 1).

Recently, Phase Two was completed and the negotiated GMP for the New Warehouse/Shops and Yard Improvements project was determined to be \$35,675,992. (Note the GMP is inclusive of previously approved award/amendment/change order.) If approved, the GMP amendment two will authorize the DB team to complete the design and construct the new warehouse and shops facility.

ISSUE: The DB team has completed work identified in Phase Two. Tacoma Water requests approval of Amendment Two to authorize the GMP and the completion of design and construction of the new warehouse and shops building and associated yard improvements.



ALTERNATIVES: The alternative is not approving the GMP amendment and to not construct the warehouse/shops building, thereby accepting the risk and constraints associated with the existing building. Tacoma Water would continue to operate essential functions from the 85+ year old facility that is undersized and seismically deficient by current standards. Delaying construction would introduce the additional risk that construction would likely cost more in the future.

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 and authorized work including the planning, validation and conceptual design of the project.



Resolution No. U-11517 – Increased the authorized spending by \$877,759, for a projected contract total of \$1,708,119 on March 26, 2025, and authorized the beginning of Phase Two, via Amendment No. 1, to advance the design to approximately 60 percent and negotiate the GMP.

Resolution No. U-11568 – Increased authorized spending by \$1,308,656, for a projected contract total of \$3,016,775 on November 5, 2025, and authorized an early work package, via Change Order No.1, to include design by trade contractors primarily for electrical, mechanical, and the pre-engineered metal building.

SUSTAINABILITY: Pursuant to Resolution No. 38249, the project criteria for the warehouse and shops facility includes Leadership in Energy and Environmental Design Silver or better 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	\$34,482,915
TOTAL			Up to \$34,482,915

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600 -SDC Water System Development Charge	TBD	6311185	(\$34,482,915)
TOTAL			Up to (\$34,482,915)



FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$14,590,000, 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