



RESOLUTION NO. U-11602

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:

_____	_____
Chair	
_____	_____
Chief Deputy City Attorney	Secretary
_____	Adopted _____
Clerk	



**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 II, Senior
Buyer, Finance/Procurement
SUBJECT: Citywide – Encampment Mitigation, Debris, and Litter Removal Services Rebid
Request for Bids Specification No. CT25-0235F, Contract No. CW2278991 –
May 13, 2026 Public Utility Board and May 19, 2026 City Council
DATE: April 13, 2026

RECOMMENDATION SUMMARY:

The Finance Department requests approval to increase and extend contract CW2278991, to Cabbros Cleaning Service LLC, Chehalis, WA, by \$9,000,000.00, plus applicable taxes, budgeted from the Tidy Up Tacoma Fund 1185, for encampment mitigation, debris, and litter removal services. This increase will bring the contract to a projected total of \$9,200,000.00, 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.
- 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:

There is an ongoing need to provide clean up services at 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. Performing this work under contract ensures that it complies with standard operating procedures at the City, including notification prior to removal of any encampment.

This contract was originally awarded as a secondary contract, intended to provide services as needed by departments outside of the work coordinated by the City's Homeless Engagement and Alternatives Liaison (HEAL) team. With termination of the primary contract, the entire scope of the contract is being transitioned to Cabbros Cleaning Service LLC.

ISSUE: Resolution 41849 was approved on February 3, 2026 approving a contract of \$9,000,000.00 to be awarded to CleanSlate Solutions LLC, Seattle, WA. The City of Tacoma has exercised the right to cancel the contract for convenience per Standard Terms and Conditions Section 1.27 which were included in the specification.



ALTERNATIVES: Disapproving this resolution would leave the city without a contract to perform this work resulting in projects needing to be individually bid as they arise. This is not a viable option as the need is ongoing.

COMPETITIVE SOLICITATION: Request for Bids Specification No. CT25-0235F was opened November 4, 2025. Two hundred thirty-three (233) companies were invited to bid in addition to normal advertising of the project. Twenty-one (21) submittals were received. The low bidder, Eco Street Services LLC, 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 Amount</u>
Clean Slate 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

The recommended award is 100% of the pre-bid estimate.

CONTRACT HISTORY: This contract was originally awarded to Cabbros Cleaning Service LLC as a result of Request for Bids Specification No. CT25-0235F in February 2026 in the amount



of \$200,000, plus applicable taxes and with a contract term of three years with a single, one-year option to extend.

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
Various			\$ 200,000.00
1185-Tidy Fund			\$9,000,000.00
TOTAL			Up to \$9,200,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Various			(\$9,200,000.00)
TOTAL			Up to (\$9,200,000.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Approximately \$ 1,840,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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



Resolution No.: U-11602

Item No.: 2

Meeting Date: MAY 13, 2026

TO: Board of Contracts and Awards
FROM: Keri Burchard-Juarez, Superintendent, Tacoma Water
Stuart Vaughan, Division Manager, Tacoma Water
Troy Saghafi, Professional 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 Main Replacement Project No. FRP 2025-0080
Request for Bids Specification No. TW25-0259F, Contract No. CW2281885
May 13, 2026 Public Utility Board
DATE: April 27, 2026

RECOMMENDATION SUMMARY:

Tacoma Water recommends awarding a contract to Miles Resources, LLC, Puyallup, WA, in the amount of \$1,127,950.16, plus a 15 percent contingency, for a projected total of \$1,297,142.68, plus applicable taxes, budgeted from the 4600 Tacoma Water Fund, for the replacement and upgrade of 12-inch plastic water main to 12-inch ductile iron water main along 104th St. E., between Golden Given Rd. E. and 16th Ave. E.

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.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND:

Pierce County's Safe Routes to School Program, Project No. CRP 5939, proposes new sidewalks, curbs, and related stormwater infrastructure that conflicts with existing water mains along 104th St E., between Golden Given Rd. E. and 16th Ave. E.

The stormwater improvements will have numerous conflicts with the existing water main along the 104th St. E. right-of-way. As a franchise utility, Tacoma Water is required to relocate water mains per the franchise agreement terms.

Since this area of the water system was assumed from Southeast Mutual Water Company and as-built documentation is incomplete, there is potential for unanticipated conflicts with Pierce County's work which will require additional water main relocations. Therefore, the entire length of water main fronting Pierce County's project will be replaced with ductile-iron pipe meeting Tacoma Water standards.

ISSUE:

The existing 12-inch water main acquired from Southeast Mutual Water Company is non-standard plastic pipe that is under the proposed new sidewalk and ramps and conflicts with Pierce County's proposed stormwater system improvements. Tacoma Water is required by

franchise agreement to relocate water infrastructure in conflict with Pierce County infrastructure.

ALTERNATIVES:

Tacoma Water considered relocating pipe only in areas of conflict and deferring the replacement of the water main, however this option was cost prohibitive, does not deal with the risk of additional conflicts, and does not address the non-standard existing pipe materials. As the water system was acquired from Southeast Mutual Water Company, and the age and structural integrity of the plastic pipe is unknown, it was determined a full-replacement meeting current standards was the best-value option.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. TW25-0259F was opened April 14, 2026. Five hundred eighty-three companies were invited to bid in addition to normal advertising of the project. Three submittals were received.

Miles Resources, LLC submitted a bid that resulted in the lowest evaluated submittal. The table below reflects the amount of the base award.

<u>RESPONDENT</u>	<u>LOCATION</u>	<u>SUBMITTAL AMOUNT</u>
Miles Resources, LLC	Puyallup, WA	\$1,127,950.16
Sascon, LLC	Maple Valley, WA	\$1,240,648.00
Northwest Cascade, Inc.	Puyallup, WA	\$1,280,866.00

Pre-bid Estimate: \$1,280,663.00

The recommended award is 12-percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: In accordance with Resolution No. 40776, a commitment to reducing the City's carbon footprint, most project meetings will be conducted virtually, and electric vehicles will be used for in-person meetings by City staff.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: The recommended contractor Miles Resources, LLC is compliant with the required provisions of Tacoma Municipal Code Chapter 1.07 per memorandum dated April 17, 2026. The EIC Requirement is an overall 20 percent and can be achieved by using any combination of MBEs, WBEs, SBEs or DBEs. The overall EIC utilization levels for Miles Resources, LLC is 20.13 percent, exceeding the required minimum level of 20 percent for Tacoma Water.

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-00776-04 (various)	5330100	\$1,297,142.68
TOTAL			Up to \$1,297,142.68

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4600-SDC Water System Development Charge	TBD	6311185	(\$1,297,142.68)
TOTAL			Up to (\$1,297,142.68)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,297,142.68

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-11602

Item No.: 3

Meeting Date: May 13, 2026

TO: Board of Contracts and Awards
FROM: Chris Robinson, Superintendent, Tacoma Power
Chris Mattson, Section Manager, Power Generation
Ram Veeraraghavan, PDSS Manager, Power Generation
Stan Sayenko, Engineering Project Manager, Power Generation
COPY: Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Ryan Foster, Senior Buyer, Finance/Purchasing
SUBJECT: On-Call Augmented Labor and Maintenance Services
Request for Bids Specification No. PG26-0012F, Contract No. CW2282030 –
May 13, 2026 Public Utility Board
DATE: March 17, 2026

RECOMMENDATION SUMMARY: Tacoma Power recommends awarding a contract to NAES Power Contractors, Issaquah, WA, in the amount of \$4,000,000.00, plus applicable taxes, budgeted from the Power Fund 4700, for an initial contract term of three (3) years, with the option to extend for one (1) additional year. This contract will provide supplemental labor support necessary to perform maintenance, repairs, construction support, and other operational work across Tacoma Power facilities and project sites.

BACKGROUND:

Tacoma Power is responsible for operating and maintaining a diverse portfolio of hydroelectric facilities and utility infrastructure. These assets require ongoing maintenance, repairs, and construction support, including work that is emergent in nature or variable due to shifting outage windows and construction schedules. This variability makes it challenging to resource all work with internal staff alone.

Historically, Tacoma Power has supplemented its in-house workforce with contracted skilled craft personnel to support maintenance outages, capital projects, and time-sensitive repairs. This approach provides the operational flexibility needed to address fluctuating staffing requirements, manage emergent work efficiently, and control overall costs. Tacoma Power has found that a combination of contractor and City staff is an effective strategy for delivering high-quality work while maintaining cost efficiency.

ISSUE: Tacoma Power requires supplemental labor resources to meet variable and time-sensitive maintenance, repair, and project demands across its facilities and infrastructure. Without this contract, the utility's ability to respond to emergent issues and maintain schedule commitments would be reduced, increasing the likelihood of delays, higher costs, and potential impacts to safe and reliable operations.



ALTERNATIVES: Rely solely on Tacoma Power personnel. This option would limit Tacoma Power’s ability to respond to emergent work and support concurrent maintenance and project demands, heightening the risk of delays and impacts to system reliability. Another option would be to procure labor support on an as-needed basis. This approach would increase administrative burden, introduce delays in obtaining needed labor, and likely result in higher costs.

COMPETITIVE SOLICITATION: Request for Bids Specification No. PG26-0012F was opened March 31, 2026. Five hundred fifty-eight companies were invited to bid in addition to normal advertising of the project. Three (3) bids were received in response to the solicitation and were evaluated for responsiveness to specifications.

NAES Power Contractors submitted a bid that resulted in the lowest evaluated submittal. The table below reflects the amount of the initial contract term.

<u>Respondent (RFB)</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u> <i>(annual cost)</i>
NAES Power Contractors	Issaquah, WA	\$702,854.80
General Mechanical, Inc.	Tacoma, WA	\$830,665.40
Rognlin’s, Inc.	Aberdeen, WA	\$839,980.00

Pre-Bid Estimate: \$1,200,000.00 for one (1) year of the contract.

Based on historic expenditures, Tacoma Power anticipates annual spending of \$1,000,000.00 under this time-and-materials contract. Accordingly, a \$4,000,000.00 contract value is recommended for the full four-year term.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: This contract supports the reliable operation and maintenance of Tacoma Power facilities, enabling continued delivery of clean, renewable energy and responsible stewardship of utility infrastructure.

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

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: The LEAP requirement for this project is 15 percent of the labor hours worked on the project are performed by Washington State-registered apprentices who reside in Washington State.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 – Power Fund	Various	5330100	\$4,000,000.00
TOTAL			Up to \$ 4,000,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 – Power Fund	Various	5330100	\$4,000,000.00
TOTAL			Up to (\$4,000,000.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$550,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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



Resolution No.: U-11602

Item No.: 4

Meeting Date: MAY 13, 2026

TO: Board of Contracts and Awards
FROM: Chris Robison, Power Superintendent/COO, Tacoma Power
Rachel Allen, Section Manager, Power Shared Services (PSS)
Terry Coggins, Division Manager, PSS Facilities, Tacoma Power
Garth Nelson, Senior Engineering Project Manager, PSS Project Delivery,
Tacoma Power
COPY: Public Utility Board, Director of Utilities, Board Clerk, EIC Coordinator, LEAP
Coordinator, and Aaron Bratton, Senior Buyer, Finance/Purchasing
SUBJECT: South Service Center Improvements Project
Request for Qualifications/Request for Proposals Specification No. PS25-0226F,
Contract No. CW2280470 – May 13, 2026 Public Utility Board
DATE: April 3, 2026

RECOMMENDATION SUMMARY:

Tacoma Power recommends awarding a contract to Skanska USA Building Inc, Seattle, WA, in the amount of \$2,275,523, plus applicable taxes, plus a five percent contingency, budgeted from the Power Fund 4700, for a projected contract amount of \$2,389,299, for the planning, validation, basis of design report, schematic design, and sixty-percent design to develop the guaranteed max price (GMP) of the new maintenance building, warehouse, decant facility, wash bay, covered fleet parking, covered storage, and site improvements. It is anticipated that there will be up to three amendments to this contract for completion of the full design and construction under this contract. Amendments will include full design development beyond validation, potentially an early procurement package, and finalization of the GMP for the progressive design build project.

BACKGROUND:

In 2020, Tacoma Power hired a consultant to develop a master plan study with recommendations for the Administrative Campus, Southwest Training Center, and South Service Center. A final report was submitted to Tacoma Power in January of 2021. Based on the recommendations from the master plan in consideration of Tacoma Power's operational needs, Tacoma Power submitted a business case for the South Service Center Improvements project.

In 2023, Tacoma Power hired a consultant to complete a full site-specific master plan study of the South Service Center which was submitted to Tacoma Power in September of 2025 and included a preliminary site layout. This study was to assist in development of improved operational efficiencies, safe employee/vehicular flow patterns, storage solutions for protection of critical assets, and site improvements to mitigate stormwater management issues and dust propagation.

In 2024, consistent with RCW 39.10, the South Service Center Improvements project received Washington States Capital Projects Advisory Review Board (CPARB) approval to utilize Progressive Design-Build (PDB) as part of the Public Body Design-Build recertification determination.

Following the master plan study final report, Tacoma Power solicited PDB proposals for planning, design, and construction of the new maintenance building, warehouse, decant facility, wash bay, covered fleet parking, covered storage, and site improvements.



The cumulative PDB contract will cover the two phases of the project. Phase One of the project will cover the Planning and Validation period, Conceptual Design, and 60-percent design to develop a GMP. During the Phase One work, it is the option of Tacoma Power and the Design-Builder to develop an early works and/or an early procurement package to mitigate increased costs and potential long lead times. In the case that Tacoma Power and the Design-Builder choose to utilize an early works and/or early procurement package, the contract amendment will be brought to the Public Utility Board (PUB) for consideration.

Completion of Phase One will be when the Design-Builder submits a final GMP to Tacoma Power which includes the associated costs to complete the design and construct the South Service Center Improvements project. This final GMP will be brought before the PUB for consideration, and if approved, it will start Phase Two. The Phase Two amendment is currently estimated at \$19,000,00 to \$20,500,000. The timing of the Phase Two amendment is estimated to be early 2027.

ISSUE: Since initially purchased in the 1970's, there have been limited improvements to the South Service Center property. Tacoma Power's demand has increased in the Spanaway service area. Modernization of the facility is required to maintain operations.

Currently only half of the yard is paved, and the other half of the yard is compacted gravel. The half of the yard that is unpaved has severe ponding which limits operations in areas during wet weather periods. During dry periods the unpaved portion of the yard creates dust, creating issues with adjacent residential neighbors. Additionally, stormwater upgrades are required to meet regulatory requirements for the site, which includes covering and treatment for the decant facility, and modifications to the pole bunking.

The garage is undersized for Tacoma Power's larger vehicles. Currently larger vehicles can only enter and exit on one side of the garage requiring backing in, instead of driving through. Also, the Garage is over utilized by multiple groups and functions, including fleet maintenance, an office space, vehicle parking, and storage space, which leads to operational inefficiencies due to lack of adequate space.

Storage and parking located on the South Service Center is inadequate for the needs of the site. The lack of covered storage and fleet parking has increased the maintenance and replacement of parts for critical equipment due to deterioration and degradation from storage in the open elements. Similar to the equipment, materials not currently in use that are stored in the open elements have increased the degradation of the wire spools and wire. This leads to increased waste and higher costs to the utility.

ALTERNATIVES: In 2008 Tacoma Power obtained property at 16515 Canyon Rd E, Puyallup, WA 98375, with the intention of shifting operations to that site. During evaluation of the Canyon Road site, it was determined that this site was not optimal for Tacoma Power and was sold in 2018 with the intention of modernizing the South Service Center.

During the 2023 South Service Center Master Plan study, the scope of work was further defined and focused from the 2020 report. Stakeholders were engaged through workshops to identify specific program needs for continued and future operational needs. Four conceptual



site layouts were presented to the stakeholders. Through workshops the concepts were merged into a selected preferred preliminary site layout.

After reviewing a variety of project delivery methods, Tacoma Power determined a PDB contracting method is best suited for this project as it offers significant advantages over design-bid-build, construction manager at risk, and traditional design-build delivery methods. PDB projects provide a single point of responsibility for the design and construction of the facility (Design-Builder) and the ability for Tacoma Power to work closely with the Design-Builder during progression of the design will result in increased opportunity for design and construction innovation, improved space utilization on a constrained site, and better management of design and construction risks throughout the project. Also, risk of impacts to existing operations are reduced by having the contractor and designer consider construction means and methods through the design process. Delays to the project due to long-lead times to purchase equipment and materials can be mitigated in PDB through a targeted acceleration of design and procurement of the long-lead equipment and materials.

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

Request for Qualifications Specification No. PS25-0226F was opened on November 4, 2025. Nine firms were invited to submit qualifications in addition to normal advertising of the project. Three statements of qualifications (SOQ) were received and evaluated by the SAC. Evaluation was based on the Design-Builder teams’ qualifications, past performance, references, team experience, evidence of ability to perform the work, excellence in design, and disadvantaged business utilization performance. All three submittals met the requirements and were invited to enter the proposal phase of the solicitation process.

Request for Proposals Specification No. PS25-0226F received three proposals from finalists on January 13, 2026. Proposals were submitted in two parts: a 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, disadvantaged business outreach and inclusion plan. In-person interviews with each finalist were also conducted. Following the cumulative scoring, price factor forms were opened.

The table below reflects the total final scores of the Finalists.

<u>Respondent</u>	<u>Location</u>	<u>Score</u>
Skanska USA Building Inc	Seattle, WA	146.4
Absher Construction Co.	Puyallup, WA	142.2
Tapani Inc.	Battle Ground, WA	135.2



CONTRACT HISTORY: New Contract

SUSTAINABILITY: Pursuant to Resolution No. 38249, the project criteria for the South Service Center Improvements project, buildings will be certified to a minimum of LEED Silver at the end of the project.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable – Pursuant to RCW 39.10.330. EIC compliance will be required during Phase Two of this contract. Phase Two EIC requirements per memorandum dated September 23, 2025 for this project are 20-percent MBE, 8-percent WBE and 20-percent SBE

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-01165	560900	\$2,389,299
TOTAL			Up to \$2,389,299

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4700 – Power Fund	PWR-01165	560900	(\$2,389,299)
TOTAL			Up to (\$2,389,299)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 2,030,905

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes