



City of Tacoma

Resolution No.:

Meeting Date: February 20, 2024

**Contract and Award Letter  
Purchase Resolution —Exhibit "A"**

**TO:** Board of Contracts and Awards  
**FROM:** Michael P. Slevin III, P.E., Director, Environmental Services  
 Max Drathman, P.E., Sr. Engineering Project Manager, Science and Engineering  
**COPY:** City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and Dawn DeJarlais, Finance/Purchasing  
**SUBJECT:** Central Treatment Plant Roof Replacements  
 Citywide Contract No. CW2263499/C3158 – February 20, 2024 City Council  
**DATE:** January 22, 2024

DS DS  
 GMS MPS

**RECOMMENDATION SUMMARY:**

The Environmental Services (ES) Department recommends a contract be awarded to Garland/DBS, Inc., Cleveland, OH, in the amount of \$1,908,882.00, plus a 20 percent contingency, budgeted from the ES Wastewater Fund 4300, for a projected contract amount of \$2,290,658.40, plus applicable taxes, for the replacement of various roofs located at the Central Treatment Plant (CTP).

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Assure outstanding stewardship of the natural and built environment.

This work supports a safe city with healthy residents and assures outstanding stewardship of the natural and built environment through replacement of multiple roofs at the CTP. Replacement of these roofs will extend the useful life of the structures and protect critical wastewater treatment process equipment housed in these buildings to ensure no interruption of wastewater treatment service.

**BACKGROUND:**

Originally built in 1952, the CTP continuously treats over seven billion gallons of incoming wastewater annually, which can be as much as 130 million gallons per day. It serves hundreds of thousands of residents in the south Puget Sound. In addition to serving Tacoma’s residents, it also serves neighboring jurisdictions including the City of Fife, City of Fircrest, City of Ruston, and portions of unincorporated Pierce County. The facility is located on 25 acres and contains over 30 buildings, some of which are from the original construction.

**ISSUE:** The roofs of six CTP buildings have deteriorated to the level of needing full replacement. Most of the affected buildings were constructed in the 1980s as part of the Phase 2 Plant Upgrade, and they represent the oldest roofs on site. These roofing membranes are heavily worn, and some have been compromised allowing water to saturate the insulation underneath and penetrate the building interiors. Replacing these roofs will protect the equipment inside, extend the life of the entire structures, and prevent interruption of wastewater treatment.

**ALTERNATIVES:** The alternative to the CTP Roof Replacement project is taking no action and accepting the risk of roofs continuing to degrade and allowing water to leak into the buildings. This could eventually lead to emergency repairs, equipment or building damage, and impacts to wastewater treatment operations. Deferring the work will likely increase the eventual replacement cost.



**COMPETITIVE SOLICITATION:**

The Finance Department established Citywide Contract No. CW2263499 with Garland/DBS, Inc. for roofing supplies and services. Garland/DBS, Inc., administered an informal competitive process for obtaining quotes for the project to provide a lower market-adjusted price whenever possible. Garland/DBS, Inc. received pricing from five local roofing subcontractors to perform the roof replacements.

<u>Respondent</u>	<u>Location</u>	<u>Submittal Amount</u>
<b>Garland/DBS, Inc.</b>	<b>Cleveland, OH</b>	<b>\$ 1,908,882.00</b>

Pre-bid Estimate: \$2,009,958.00 (not including sales tax)  
The recommended award is five percent below the pre-bid estimate.

**CONTRACT HISTORY:** The City of Tacoma utilized the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) in January 2023 to establish Citywide Contract No. CW2263499 with Garland/DBS, Inc. This contract was a result of Omnia Master Contract No. PW1925, effective September 27, 2019, awarded as a result of Bid No. PW1925 by Racine County, WI, to provide roofing supplies and services, waterproofing, and related products and services. Citywide Contract No. CW2263499 was amended in December 2023 to add the Local Employment and Apprenticeship Training Program (LEAP) requirements and this contract expires on October 14, 2024.

**SUSTAINABILITY:** Replacement of these roofs will extend the service life of six CTP wastewater processing buildings which represents the best solution with respect to potential impacts on human health and the environment.

**EQUITY IN CONTRACTING (EIC) COMPLIANCE:** This contract was the result of a piggyback of another municipality’s contract so EIC was not a consideration in the solicitation that resulted in the contract. The EIC office determined that there would be no EIC goals set based upon the availability of firms registered with the Office of Minority and Women’s Business Enterprises (OMWBE).

**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
4300-ES Wastewater Fund	ENV-04030-03-04	5330100	\$2,290,658.40
<b>TOTAL</b>			<b>Up to \$2,290,658.40</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4300-ES Wastewater Fund	524700	6310010	(\$2,290,658.40)
<b>TOTAL</b>			<b>Up to (\$2,290,658.40)</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET:** \$2,290,658.40, 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