



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

TO: Board of Contracts and Awards
FROM: Jeffrey A. Jenkins, Director, Public Works
David Pagel, Project Manager, Public Works Facilities Management
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Carly Fowler, Senior Buyer, Finance/Purchasing
SUBJECT: Tacoma Municipal Building Exterior Preservation
Request for Bids Specification No. PW25-0098F, Contract No. CW2275528 –
City Council – August 5, 2025
DATE: July 2, 2025

DS
JA

RECOMMENDATION SUMMARY: The Public Works Department recommends a contract be awarded to Western Specialty Contractors, Kent, WA, in the amount of \$1,358,453.91, plus a 40 percent contingency, for a projected contract total of \$1,901,835.47, plus applicable taxes, budgeted from the Capital Project Fund, for exterior preservation work on the historic Tacoma Municipal Building.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

This project will provide for the initial phase of exterior refurbishment of the historic Tacoma Municipal Building to ensure preservation of the built environment for future generations.

BACKGROUND: The Tacoma Municipal Building (TMB) was officially dedicated January 29, 1931, as the Rhodes Medical Arts Building. The City purchased the building circa 1976, and the building was listed on the Tacoma and National Register of Historic Places in 1978. Prior to City ownership the building was sandblasted multiple times for cleaning. The sandblasting removed the smooth finish on the cast stone, which has led to accelerated deterioration, including organic growth, water intrusion, cracking and spalling. Preservation work needed to address the deterioration will be completed through a phased approach.

ISSUE: The exterior of the TMB has undergone various assessments to identify cleaning and preservation needs. Based on the assessments the cleaning and preservation work to address the exterior deterioration will be completed in a phased approach. This contract will provide for cleaning of all exterior facades and cast stone preservation work on the east facade (St. Helens Avenue) and west facade (Market Street). Knowledge gained from this phase will inform the scope of future phases, including means and methods, refined quantities, durations, and estimated costs. A 40 percent contingency is recommended for this phase to provide for unforeseen conditions and to efficiently address additional repairs during the performance of the work.

ALTERNATIVES: The alternative is to not move forward with the initial phase of cleaning and preservation work, resulting in continued and accelerated deterioration of the building exterior.

COMPETITIVE SOLICITATION: Request for Bids Specification No. PW25-0098F was opened June 10, 2025. Two Hundred companies were invited to bid in addition to normal advertising of the project. Three submittals were received.



Western Specialty Contractors submitted a bid that resulted in the lowest evaluated submittal. In accordance with Equity in Contracting (EIC) review of the project prior to bidding, no EIC participation goals were required for this solicitation. The table below reflects the amount of the total award.

<u>Respondent</u>	<u>Location</u>	<u>Submittal Amount</u>
Western Specialty Contractors	Kent, WA	\$1,358,453.91
Pioneer Masonry Restoration Co.	Seattle, WA	\$1,724,355.00
Pullman Services	Tukwila, WA	\$2,460,826.61

Pre-bid Estimate: \$2,751,000.00

The recommended award is 51 percent below the pre-bid estimate.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: This project supports the preservation of a historic City landmark, preserving the built environment for future generations. Performance of this project will incorporate best practices for cleaning procedures and the fabrication and installation of materials.

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.

DISADVANTAGED BUSINESS ENTERPRISE (DBE): Non-applicable to this project.

FISCAL IMPACT: Funding for this project is budgeted in Fund 3211, Capital Project Fund.

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211 Capital Project Fund	GNF-00007-01	5310100	\$1,901,835.47
TOTAL			Up to \$1,901,835.47

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211 Capital Project Fund	GNF-00007-FS-AD-02	Various	(\$1,901,835.47)
TOTAL			(Up to \$1,901,835.47)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,901,835.47

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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