



City of Tacoma

**Resolution No.:** \_\_\_\_\_

**Meeting Date:** December 20, 2022

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

**TO:** Board of Contracts and Awards  
**FROM:** Adam Cook, Director, Tacoma Venues and Events (TVE)  
 Josh Kropf, Deputy Director – Facility Operations, TVE  
**COPY:** City Manager, City Council, City Manager, City Clerk, EIC Coordinator, LEAP  
 Coordinator, and Tad Carlson, Finance/Purchasing  
**SUBJECT:** Increase and Ratification of Tacoma Dome Lighting Project  
 Interlocal Agreement Port of Portland Contract 1158, Contract No. CW2250491  
 – December 20, 2022 City Council  
**DATE:** November 16, 2022

**RECOMMENDATION SUMMARY:**

Tacoma Venues and Events (TVE) requests approval to increase contract CW2250491, to McKinstry Essention LLC, Seattle, WA, by \$689,772.96, plus applicable taxes, budgeted from the Tacoma Dome Operations Fund – 4180, for upgrade of the Tacoma Dome interior and exterior lighting systems. This request includes a ratification of the original contract award of \$1,551,887, which did not gain the COVID-19 City Manager Action Memo approval as was the standard at the time that the contract was executed. This increase will bring the contract to a cumulative total of \$2,241,659.96, plus applicable taxes.

**STRATEGIC POLICY PRIORITY:**

- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.

This project will provide energy savings by converting the Dome’s existing interior and exterior high intensity discharge (HID) lighting to LED and will ensure ongoing successful operations of the Tacoma Dome as a resource for our community to gather.

**BACKGROUND:**

Tacoma Venues and Events has piggybacked Omnia Contract 1158 under which McKinstry Essention LLC (McKinstry) conducts energy auditing services resulting in recommendations of upgrades the City could make that would result in energy savings that amortize the initial investment over time. Pursuant to that agreement, McKinstry can be contracted to undertake projects that result from these audits. The Tacoma Dome Lighting Project specified herein is such a project. This project will improve the efficiency and light levels of the interior bowl, exterior, and parking lot lighting for the Tacoma Dome. This includes LED replacements for the current interior and exterior HIDs, added exterior poles, and added building mounted exterior lighting. This will also improve lighting on the clock tower and flag poles. All resulting in approximately 1,063,405 kWh of energy savings per year.

ISSUE: Current interior and exterior lighting at the Tacoma Dome are outdated and energy inefficient.



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ALTERNATIVES: TVE could elect to not undertake this project, resulting in continued energy inefficiency and dark and unsafe parking lots, with the only benefit being savings of cash reserves at the Tacoma Dome.

**COMPETITIVE ANALYSIS:**

This contract is a follow-on to the original energy audit contract CW2246898 which was the result of Port of Portland Contract No. 1158 (“Master Contract”) awarded as a result of RFP No. 2017-7473 by Port of Portland (“Lead Agency”) to provide Energy Auditing Services consistent with the Energy Savings Performance Contracting mechanisms in Port of Portland Contract No. 1158. The contract included the ability to contract directly with the awardees to institute the changes recommended by the audits they performed.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: Not Applicable

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not Applicable

**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
4180 Tacoma Dome	818150	5330100	\$2,241,659.96
<b>TOTAL</b>			<b>Up to \$2,241,659.96</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4180 Tacoma Dome	818150	4300000	\$2,241,659.96
<b>TOTAL</b>			<b>Up to \$2,241,659.96</b>



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**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,500,000**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED?** Yes – this is part of the approved 2021-2022 mid-biennium budget adjustment.

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.** NA