



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

TO: Board of Contracts and Awards
FROM: Ramiro A. Chavez, P.E., PgMP, Director/City Engineer, Environmental Services
Max Drathman, P.E., Senior Engineering Project Manager, Science and Engineering Division
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and Stan Rowden II, Senior Buyer, Finance/Procurement
SUBJECT: CTP Aerobic Digesters Quad A Restoration and Improvements – Request for Bids Specification No. ES24-0017F, Contract No.CW2276596 – September 9, 2025 City Council
DATE: August 7, 2025

Initial DS
GMS RL

RECOMMENDATION SUMMARY: The Environmental Services (ES) Department recommends a contract be awarded to General Mechanical, Inc., Tacoma, WA, in the amount of \$1,520,000, plus a 20 percent contingency, for a projected contract amount of \$1,824,000, plus applicable taxes, budgeted from the ES Wastewater Fund 4300, for construction of the Central Treatment Plant (CTP) Aerobic Digesters Quad A Restoration and Improvements project.

STRATEGIC POLICY PRIORITY:

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

This project rehabilitates the Aerobic Digester Quad A Towers at the Central Wastewater Treatment Plant. These improvements will extend the structural life of the towers to ensure continuous operations of the wastewater treatment system and provide safety improvements for wastewater treatment plant operators and maintenance workers.

BACKGROUND: The aerobic digester system consists of three groupings of four concrete towers. Each grouping of four towers, known as a quad, operate in unison to treat the solid stream waste at the CTP. The Quad A towers were constructed in the mid-1980s.

A structural and corrosion condition assessment performed in 2019 recommended upgrades to improve the longevity of the facility, increase access safety, and replace deteriorating components. These improvements include adding epoxy coatings on the interior concrete tower surfaces, installing ground level access hatches to each tower, replacing corroded metal gratings, replacing mixer motors, gear boxes and drain piping, raising a stairway handrail, and recoating metal surfaces.

ISSUE: Quad A is the oldest set of towers. These towers are eroding from within and will continue deteriorating until the point of structural failure. The absence of a ground level hatch means maintenance workers can only access the inside of the 40-foot-tall towers from the top when performing interior maintenance cleanings. This creates a safety hazard, and a challenging retrieval operation should anyone be injured while working inside the tower.

ALTERNATIVES: One alternative is taking no action and accepting the risk of tank failure or safety incident at the Quad A towers. A second alternative is only pursuing a portion of the improvements and hoping the unimproved portions of the project do not fail. A third alternative



to rehabilitating the towers is constructing an entirely new facility which would result in higher costs and cause significant disruption to the wastewater treatment facility.

COMPETITIVE SOLICITATION: Request For Bids Specification No. ES24-0017F was opened July 15, 2025. Five hundred and nine companies were invited to bid in addition to normal advertising of the project. Three submittals were received.

General Mechanical, Inc. submitted a bid that resulted in the lowest evaluated submittal after consideration of EIC participation goals. The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u>	<u>Submittal Amount</u>
General Mechanical, Inc.*	Tacoma, WA	\$1,520,000
Rognlin’s, Inc.	Aberdeen, WA	\$1,738,000
Combined Construction, Inc	Mukilteo, WA	\$2,886,048

* An EIC Waiver Request was approved for General Mechanical, Inc. on August 6, 2025.

Pre-bid Estimate: \$1,121,000, plus applicable sales tax.

The recommended award is 36 percent above the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The scope of the utility improvements provided by this contract were developed considering sustainability factors such as electrical, water, and wastewater treatment chemical consumption and the final project scope represents the best overall sustainable solution.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: The EIC requirement for this project was a combined 20 percent (allowing contractors to utilize any combination of MBE, WBE, and SBE contractors to meet the overall requirement), then reduced to 0.86 percent through an EIC Waiver Request. The EIC utilization level of the recommended contractor, General Mechanical, Inc., is 0.86 percent.

Environmental Services requested an EIC Waiver to award to the low bidder. General Mechanical, Inc.’s submission included a coating subcontractor representing 34 percent of the total contract. However, because General Mechanical, Inc. listed the parent company that is not certified by the Washington State Office of Minority & Women’s Business Enterprises (OMWBE), rather than their subsidiary that does meet OMWBE certification, it could not officially be counted towards meeting the City’s EIC requirements. The Waiver Request to reduce the EIC requirement to 0.86 percent was approved by the City Manager on August 6, 2025.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: The LEAP requirement for this project is 15 percent of the project labor hours must be worked by Local Employees, per TMC 1.90.040.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Wastewater Fund 4300	ENV-04030-02-04	5330100	\$1,824,000
TOTAL			Up to \$1,824,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Wastewater Fund 4300	524700	63110010	(\$1,824,000)
TOTAL			Up to (\$1,824,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,824,000 plus applicable sales tax.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes.

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