



City of Tacoma

Resolution No.: _____

Meeting Date: December 13, 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 Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
 Tad Carlson, Finance/Purchasing
SUBJECT: Greater Tacoma Convention Center Chiller Project
 Port of Portland Contract 1158, Contract CW2252292 – December 13, 2022 City
 Council
DATE: November 17, 2022

RECOMMENDATION SUMMARY:

Tacoma Venues and Events (TVE) recommends a contract be awarded McKinstry Essention LLC (McKinstry), Seattle, WA, in the amount of \$583,504.14, plus applicable taxes, budgeted from the 4165 Fund for Convention Center Operations, for an initial contract term of September 1, 2022 – September 30, 2023, for the refurbishment of one chiller at the Greater Tacoma Convention Center (GTCC).

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 improve the efficiency of the GTCC HVAC system, improve the lifespan of the building’s infrastructure, and ensure ongoing successful operations of the Greater Tacoma Convention Center as a resource for our community to gather.

BACKGROUND:

Tacoma Venues and Events has piggybacked Port of Portland Contract 1158 under which 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 GTCC Chiller Replacement Project specified herein is such a project. The project would refurbish one of the chillers to extend the life of the unit. Also, to increase the efficiency of the chiller, a variable frequency drive would be installed to reduce the motor speed when the chiller is operating at a partial load. This project would result in approximately 69,000 kWh savings per year.

ISSUE: There are two existing 400-ton chillers providing chilled water for the HVAC cooling systems at GTCC for the past 15 years. Both are nearing end of life and could be upgraded to improve efficiency of the units while extending the life of the unit.

ALTERNATIVES: TVE could elect to not undertake this project, resulting in less efficient HVAC operations with only cash balance savings to the department.



City of Tacoma

Resolution No.: _____

Meeting Date: December 13, 2022

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

COMPETITIVE SOLICITATION:

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 Request for Proposals (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. Twenty-five percent of this project is funded by a grant from the Washington State Department of Commerce due to the nature of the work.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: Not Applicable

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not Applicable

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
4165 CCOPS	890305	5330100	\$583,504.14
TOTAL			Up to \$583,504.14

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4165 CCOPS	890305	5330100	\$434,517.14
WA Dept. of Commerce Grant			\$148,987
TOTAL			Up to \$583,504.14

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$150,000

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. Not Applicable