



City of Tacoma

Resolution No.: _____

Meeting Date: _____

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

TO: Board of Contracts and Awards

FROM: Michael P. Slevin III, P.E., Director, Environmental Services

COPY: Jody Bratton, P.E., Senior Engineering Project Manager, Science and Engineering City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and Dawn DeJarlais, Finance/Purchasing

SUBJECT: On-Call Facility Contracting Services
Request for Proposal (RFP) Specification No.ES22-0324F, Contract No. CW2258044 - June 20, 2023, City Council

DATE: May 22, 2023

RECOMMENDATION SUMMARY:

The Environmental Services (ES) Department recommends a contract be awarded to McKinstry Co., LLC, Seattle, WA, in the amount of \$600,000, plus applicable taxes, and General Mechanical, Inc., Tacoma, WA, in the amount of \$600,000, plus applicable taxes, budgeted from the ES Solid Waste Fund 4200, ES Wastewater Fund 4300, and ES Stormwater Fund 4301, for an initial contract term of two years with the option to renew for three additional one-year periods, for a projected contract amount of \$1,200,000, plus applicable taxes, to provide on-call facility contracting services.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

The approval of these contracts will provide additional, timely and emergent maintenance and repair support to ES's Solid Waste Management Recovery and Transfer Center, Central and North End Wastewater Treatment Plants, and collection system pump stations, furthering the mission of providing safe, clean, and well-maintained atmosphere in which to conduct public business.

BACKGROUND:

These contracts will provide facility maintenance services including repairs and parts on an as-needed basis to the ES Department. The ES Operations & Maintenance Division and Solid Waste Management Division are responsible for managing and operating the Central and North End Wastewater Treatment Plants, over 50 sanitary and storm sewer collection pump stations, and the Solid Waste Recovery and Transfer Station. General Mechanical, Inc., provides the ability to perform general contracting services with in-house trades, and McKinstry Co., LLC, performs work primarily in mechanical, electrical, and plumbing trades.

ISSUE: These contracts will allow ES to be more responsive in repairing or replacing infrastructure at these facilities as well as providing for emergent situations. If these contracts are not implemented, repair and maintenance delays could result in impacts to facilities operations.

ALTERNATIVES: The alternative to the recommended course of action is to prepare bid documents to hire general or specialized contracting services each time the need arises. This alternative is not recommended as this would delay repairs and maintenance to our facilities including potential emergent needs for this type of work.



COMPETITIVE SOLICITATION: Request for Proposal No. ES22-0324F was opened on March 21, 2023. 454 companies were invited to propose in addition to normal advertising of the project. Four submittals were received.

General Mechanical, Inc. and McKinstry Co., LLC, submitted proposals that resulted in the lowest evaluated proposal after consideration of EIC participation goals. The table below reflects ranking of the proposals.

<u>Respondent</u>	<u>Location</u>	<u>Ranking</u>
McKinstry Co., LLC	Seattle, WA	
General Mechanical, Inc.	Tacoma, WA	
Pease and Sons, Inc.	Tacoma, WA	
Rognlin's Inc.	Aberdeen, WA	

CONTRACT HISTORY: New contract.

SUSTAINABILITY: In reference to the RFP, the following are a few practices in place at McKinstry Co., LLC:

- Helps clients realize what is possible, connect sustainability to business goals, and provide for a path to make cuts to greenhouse gas emissions and minimize carbon footprints.
- Tracks vehicle mileage, fuel efficiency and emissions using Fleetlocate by Spireon as part of their safety and climate programs.
- Dedicated a portion of their corporate vehicle policy including responsible stewardship of company and customer resources and this includes fuel.
- Promotes the use of regional recycling programs at each office for sustainable disposal of in-office materials.
- Recycles all electronic equipment including fluorescent lamps, obsolete computer and office equipment, toner cartridges and rechargeable batteries.

The following are a few practices at General Mechanical, Inc.:

- Considers sustainability factors and standards to be an integral part of any construction projects including coordinating project sustainability requirements and goals of the project with the project management staff, subcontractors, and vendors while incorporating requirements into subcontracts and submittals to ensure goals are met.
- Has an in-house training program to educate project teams understanding of the complexities of the construction process and techniques to managing a sustainable project including Indoor Air Quality Management Plan to increase pollution reduction targets and Waste Management Plan for reduction and diversion of waste streams.
- Continues to evaluate operations, equipment purchasing and rental for opportunities that meet the state vision and goals.
- Has experience in stormwater management and the Washington State Energy Code for new, repair and renovation projects.



EQUITY IN CONTRACTING (EIC) COMPLIANCE: The EIC requirements for these contracts are nine percent for Minority Business Enterprise (MBE), nine percent for Women Business Enterprise (WBE) and zero percent for Small Business Enterprise (SBE). Because of the unknown nature of the contract work the RFP suggests that proposers submit an EIC Inclusion Plan to demonstrate good faith efforts to work with small and diverse businesses during contract work. The EIC Office reviewed the proposals received indicating that McKinstry Co., LLC, showed they have a history of including diverse businesses, a thorough description of what they currently practice, and a way to continue to improve their practices. General Mechanical, Inc.'s proposal did not identify past EIC actions; however, they have been awarded other Environmental Services projects in recent years where they've adhered to the specific requirements for EIC.

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 Solid Waste Fund 4200	Multiple	Various	\$600,000
ES Wastewater Fund 4300	Multiple	Various	\$500,000
ES Stormwater Fund 4301	Multiple	Various	\$100,000
TOTAL			Up to \$1,200,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Solid Waste Fund 4200	512000	Rate Revenues	\$600,000
ES Wastewater Fund 4300	523900	Rate Revenues	\$500,000
ES Stormwater Fund 4301	521900	Rate Revenues	\$100,000
TOTAL			Up to \$1,200,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,200,000, 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