



**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
Lance Bunch, P.E., Principal Engineer, Science and Engineering Division
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Stan Rowden II, Senior Buyer, Finance/Procurement
SUBJECT: Central Treatment Plant Elevator Modernization - Sourcewell Contract No.
#050224-TKE – September 9, 2025 City Council
DATE: August 5, 2025

Initial DS
GMS RC

RECOMMENDATION SUMMARY: The Environmental Services (ES) Department recommends a contract be awarded to TK Elevator Corporation, University Place, WA, in the amount of \$491,732.37, plus a 20 percent contingency, for a projected contract amount of \$590,078.84, plus applicable taxes, budgeted from the ES Wastewater Fund 4300 for Modernization of the Secondary Treatment Building and Transmission Building elevators.

STRATEGIC POLICY PRIORITY:

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

This work supports a safe city and assures outstanding stewardship of the built environment by upgrading elevators to ensure the safety of all staff and visitors utilizing these facilities and ensuring compliance with current building code requirements.

BACKGROUND: The Transmission Building and the Secondary Treatment Building, located at the Central Wastewater Treatment Plant, are both equipped with elevators. These elevators were constructed 35 and 40 years ago, respectively.

ISSUE: Both elevator systems are significantly outdated and no longer meet current code requirements. This modernization effort aims to enhance safety, improve reliability, and ensure full compliance with modern standards and regulations.

ALTERNATIVES: If the City decides to not modernize these two elevators, it could result in the Department of Labor and Industries (L&I) declining to renew the annual operating permit, as the aging elevators no longer comply with current code requirements. This would significantly limit accessibility for staff and visitors of these facilities.

COMPETITIVE SOLICITATION: Sourcewell, formerly National Joint Purchasing Alliance (NJPA), conducted a competitive solicitation under Request for Proposals (RFP) #050224 Elevators, Escalators, and Moving Walks with Related Equipment, Services, and Supplies. The RFP opened May 2, 2024, at 4:30 PM and the resulting contract is valid through June 25, 2028.

Through an interlocal cooperative purchasing agreement, the City will utilize this contract to procure the required services under the same pricing, terms, and conditions. This project was competitively bid twice by the City. The first solicitation resulted in a single bid that was more than three times greater than the engineer's estimate. The second solicitation yielded no bids. By participating in cooperative purchasing through this competitively awarded Sourcewell contract, the City can achieve cost savings by leveraging the market through volume discounts.



TK Elevator Corporation 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>
TK Elevator Corporation	University Place, WA	\$491,732.37
Schindler Elevator Corporation	Redmond, WA	\$551,667.00

Pre-bid Estimate: \$650,000.00

The recommended award is 24 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The work included in this project was developed considering sustainability factors such as electrical consumption and the final project scope represents the best overall sustainable solution.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - EIC Exception:
Interlocal/Cooperative Purchasing

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
ES Wastewater Fund 4300	ENV-04030-04-04	5330100	\$590,078.84
TOTAL			Up to \$590,078.84

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Wastewater Fund 4300	524700	6310010	(\$590,078.84)
TOTAL			Up to (\$590,078.84)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$590,078.84

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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