



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

TO: Board of Contracts and Awards
FROM: Andy Cherullo, Director, Finance
Patsy Best, Procurement and Payables Division Manager, Finance
COPY: Public Utility Board, Director of Utilities, Board Clerk, City Council, City Manager,
City Clerk, EIC Coordinator, LEAP Coordinator, and Stan Rowden II, Senior
Buyer, Finance/Procurement
SUBJECT: Citywide – Encampment Mitigation, Debris, and Litter Removal Services - Rebid
Request for Bids Specification No. CT25-0235F, Contract No. CW2278989 –
January 28, 2026 Public Utility Board and February 3, 2026 City Council
DATE: December 3, 2025

RECOMMENDATION SUMMARY:

The Finance Department recommends awarding a contract to CleanSlate Solutions LLC, Seattle, WA, for a projected contract amount of \$9,000,000, plus applicable taxes, budgeted from the Tidy Up Tacoma Fund 1185, for an initial contract term of three years, with the option to renew for two additional one-year terms, for encampment mitigation, debris, and litter removal services.

STRATEGIC POLICY PRIORITY:

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

BACKGROUND: The City's existing contract for homeless encampment mitigation expires on March 31, 2026, and there is an ongoing need to provide clean up services at homeless encampments on City properties. It is critical to be able to respond to these needs promptly as delays can allow encampments to grow and become much more difficult and costly to clean up. Additionally, this contract ensures that notification and execution of any services rendered are done so in alignment with the standard operating procedures of the City.

The predominance of the work performed under this contract is overseen by the Homeless Engagement and Alternatives Liaison (HEAL) team and administered by the Tidy Up Tacoma program which is managed by Environmental Services. The contract being recommended here is for that work. The city is also awarding a contract for \$200,000 for on-call projects that other departments can leverage as needs arise. The dollar value for this contract does not require governing body approval but is being included for awareness and to explain the discrepancy between the total award in Competitive Solicitation section below and the value of the contract being recommended for award here.



ISSUE: The City has ongoing need to clean up homeless encampments that arise on City properties and pose a threat to public safety and/or efficient City operations.

ALTERNATIVES: Alternative to awarding this contract would be to bid out projects for these services as they arise. This option is not viable as it would significantly hinder the City's ability to respond to needs in a timely fashion.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. CT25-0235F was opened November 4, 2025. 233 companies were invited to bid in addition to normal advertising of the project. 21 submittals were received. The low bidder, EcoStreet Services was found to be non-responsive.

CleanSlate Solutions LLC and Cabbros Cleaning Service LLC submitted bids that resulted in the lowest evaluated submittals. The table below reflects the amount of the suppliers' base bids.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal</u> <u>Amount</u>
CleanSlate Solutions LLC	Seattle, WA	\$3,872,094.50
Cabbros Cleaning Service LLC	Chehalis, WA	\$3,993,200.00
Active Construction Inc	Tacoma, WA	\$7,161,285.58
Bio Clean Inc	Marysville, WA	\$9,142,150.00
Bio Deacon Solutions LLC	Edgewood, WA	\$4,832,071.50
Cascadia Cleaning & Removal	Puyallup, WA	\$5,134,431.50
Clean Harbors Environmental Services, Inc.	Norwell, MA	\$4,802,599.43
Creative Custom Construction LLC	Tacoma, WA	\$6,882,100.00
Dickson Company	Tacoma, WA	\$6,874,050.00
Eco Street Services LLC*	Tacoma, WA	\$10,000.00
Elyon Maintenance Inc	Gig Harbor, WA	\$7,248,000.00
Fairlane Services LLC	Tacoma, WA	\$4,614,694.00
Fresh Family LLC	Kent, WA	\$4,129,725.00
GEC NW, Inc.	Lakewood, WA	\$4,372,913.00
GrayMar Environmental	Moses Lake, WA	\$5,905,501.00
JCH Services/ (dba 1-800-GOT-Junk?)	Tacoma, WA	\$5,427,750.00
Layland Construction LLC	Roy, WA	\$4,625,074.00
M&C Resolve LLC	Lacey, WA	\$6,686,079.50
Patriot Environmental Services, Inc.	Signal Hill, CA	\$6,388,750.00
Totem Logistics Inc	Auburn, WA	\$4,934,300.00
Woodland Industries General Contracting Inc	Puyallup, WA	\$9,224,400.00

*Eco Street Services LLC was non-responsive due to an incomplete price proposal form.

Pre-bid Estimate: \$9,200,000.00



Between the two contracts, the total award from this specification is 100% of the pre-bid estimate.

CONTRACT HISTORY: New Contract

SUSTAINABILITY: The City’s sustainability policy was included in the specifications but was not a consideration in the award of the contracts.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Not applicable - Service contract - EIC Regulations are not yet established

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
1185-Tidy Up Tacoma			\$9,000,000.00
TOTAL			Up to \$9,000,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1185-Tidy Up Tacoma			(\$9,000,000.00)
TOTAL			Up to (\$9,000,000.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 9,000,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. Not Applicable