



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

TO: Board of Contracts and Awards
FROM: Ramiro A. Chavez, P.E. PgMP, Director, Environment & Public Works
Lewis Griffith, P.E., Deputy Director, Environmental Services
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Stan Rowden II, Sr. Buyer, Finance/Procurement
SUBJECT: On-Call Facility Contracting Services Amendment No. 4
Request for Proposal Specification No. ES22-0324F, Contract No. CW2258044 –
August 18, 2026 City Council
DATE: July 15, 2026

RECOMMENDATION SUMMARY:

The Environmental Services (ES) Department requests approval to increase Contract No. CW2258044 with General Mechanical Inc, Tacoma, WA, by \$1,200,000, plus applicable taxes, budgeted from the ES Solid Waste Fund 4200 and ES Wastewater Fund 4300, for a projected total of \$2,750,000, plus applicable taxes for on-call facility contracting services through July 1, 2027

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

BACKGROUND: This on-call contract provides facility maintenance through general contracting services at the City’s Recovery and Transfer Center, Central and North End Wastewater Treatment Plants, and over 50 pump stations.

ISSUE: This contract enables ES to remain responsive in repairing and replacing infrastructure at City facilities as needed. Routine maintenance and repairs ensure facilities operate at optimal levels, meet permit requirements, protect the environment, and maintain uninterrupted utility services for residents.

ALTERNATIVES: One alternative is to not increase the existing contract and hire individual contractors for each job. This would lead to increased response times and could raise the City’s liability and repair costs. The second alternative is to have ES staff perform all facility maintenance and repair projects. This would require ES to request additional staff, as current staffing levels do not support this volume of work. Both alternatives could result in increased utility rates for City residents.

CONTRACT HISTORY: This contract was originally awarded to General Mechanical Inc as a result of Request for Proposals Specification No. ES22-0324F on June 20, 2023, for an amount not to exceed \$600,000, plus applicable taxes, through June 30, 2025, with the option for one additional one-year renewal.

On July 1, 2024, Amendment No. 1 was administratively increased to update compensation rates as detailed in this amendment in Exhibit A-1.

On March 18, 2025, Amendment No. 2 increased the contract by \$750,000, plus applicable taxes extended it through July 1, 2026, and corrected the first sentence in Section 6, Renewals, by adding an additional one-year renewal option to align with the original RFP, resulting in a



maximum contract term of four years, and updating the compensation rates as detailed in this amendment in Exhibit A-2.

On April 30, 2026, Amendment No. 3 administratively increased the contract by \$200,000, plus applicable taxes and extended it through July 1, 2027, exercising the final term of the contract.

This request is for Amendment No. 4, to increase the contract by \$1,200,000, plus applicable taxes for a new contract total of \$2,750,000, plus applicable taxes to ensure funds are available for the remaining term of the contract.

SUSTAINABILITY: Sustainability factors were evaluated in accordance with the requirements outline in Request for Proposals Specification ES22-0234F and focused on protecting the environment and enhancing quality of life for residents and ratepayers.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: The recommended contractor is in compliance with the EIC requirements reviewed and approved in the original RFP. The EIC requirements for this project are nine percent for Minority Business Enterprise (MBE), nine percent for Women Business Enterprise (WBE) and zero percent for Small Business Enterprise.

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	Various	5330100	\$1,000,000
ES Wastewater Fund 4300	Various	5330100	\$200,000
TOTAL			Up to \$1,200,000

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
ES Solid Waste Fund 4200	512000	4343130	\$1,000,000
ES Wastewater Fund 4300	523900	4343150	\$200,000
TOTAL			Up to (\$1,200,000)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$500,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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