



**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. CW2278991 –
May 13, 2026 Public Utility Board and May 19, 2026 City Council
DATE: April 13, 2026

RECOMMENDATION SUMMARY:

The Finance Department requests approval to increase contract CW2278991, to Cabbros Cleaning Service LLC, Chehalis, WA, by \$9,000,000.00, plus applicable taxes, budgeted from the Tidy Up Tacoma Fund 1185, for encampment mitigation, debris, and litter removal services. This increase will bring the contract to a projected total of \$9,200,000.00, plus applicable taxes.

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:

There is an ongoing need to provide clean up services at 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. Performing this work under contract ensures that it complies with standard operating procedures at the City, including notification prior to removal of any encampment.

This contract was originally awarded as a secondary contract, intended to provide services as needed by departments outside of the work coordinated by the City’s Homeless Engagement and Alternatives Liaison (HEAL) team. With termination of the primary contract, the entire scope of the contract is being transitioned to Cabbros Cleaning Service LLC.

ISSUE: Resolution 41849 was approved on February 3, 2026 approving a contract of \$9,000,000.00 to be awarded to CleanSlate Solutions LLC, Seattle, WA. The City of Tacoma has exercised the right to cancel the contract for convenience per Standard Terms and Conditions Section 1.27 which were included in the specification.



ALTERNATIVES: Disapproving this resolution would leave the city without a contract to perform this work resulting in projects needing to be individually bid as they arise. This is not a viable option as the need is ongoing.

COMPETITIVE SOLICITATION: Request for Bids Specification No. CT25-0235F was opened November 4, 2025. Two hundred thirty-three (233) companies were invited to bid in addition to normal advertising of the project. Twenty-one (21) submittals were received. The low bidder, Eco Street Services LLC, 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 Amount</u>
Clean Slate 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

The recommended award is 100% of the pre-bid estimate.

CONTRACT HISTORY: This contract was originally awarded to Cabbros Cleaning Service LLC as a result of Request for Bids Specification No. CT25-0235F in February 2026 in the amount



of \$200,000, plus applicable taxes and with a contract term of three years with a single, one-year option to extend.

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
Various			\$ 200,000.00
1185-Tidy Fund			\$9,000,000.00
TOTAL			Up to \$9,200,000.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Various			(\$9,200,000.00)
TOTAL			Up to (\$9,200,000.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Approximately \$ 1,840,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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