



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

TO: Board of Contracts and Awards
FROM: Kurtis Kingsolver P.E., Interim Director, Public Works *KDK*
David Pagel, Project Manager, Public Works Facilities Management
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Brandon Snow, Senior Buyer, Finance/Procurement
SUBJECT: Roofing Supplies and Services, Waterproofing, and Related Products
City-wide Contract No. CW2254739, Sub-agreement No. CW2282226 – June 16,
2026 City Council
DATE: May 14, 2026

RECOMMENDATION SUMMARY:

The Public Works Department recommends awarding a sub-agreement task order to Garland DBS Inc (Garland), Cleveland, OH, in the amount of \$923,336.00, plus a 15 percent contingency, for a projected total of \$1,061,836.40, plus applicable taxes, budgeted from the Deferred Repair and Replacement Fund, for the replacement of the Tacoma Municipal Building upper roofs.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

BACKGROUND: The Tacoma Municipal Building (TMB) was officially dedicated January 29, 1931, as the Rhodes Medical Arts Building. The City purchased the building in 1976, and the building was listed on the Tacoma and National Register of Historic Places in 1978. The upper roofs on the building have not been replaced in the past 30 years and now require replacement to stop current leaking to preserve and protect the building from further damage.

ISSUE: The roofs of the TMB 16th and 17th floors (upper roofs) have undergone various assessments to identify the replacement needs. There have been numerous patches installed to stop current leaks, and those patches have continued to fail, leaving water collecting in buckets. Based on the assessments and current leaking issues, it's recommended to remove all roofing material and insulation and replace both roofs completely. The work to be conducted under the subject sub-agreement will provide for the complete demolition and disposal of all current roofing materials and complete installation of new roof systems on the 16th and 17th floors.

ALTERNATIVES: The alternative is to not move forward with replacement and continue trying to patch the leaks and collecting water.

COMPETITIVE SOLICITATION:

City of Tacoma Contract No. CW2254739 was awarded to Garland, in January 2023, as a result of an interlocal piggy-back of Omnia Cooperative Master Contract No. PW1925, awarded as a result of Racine County, WI, Invitation to Bid No. PW1925 to provide Roofing Supplies and Services, Waterproofing, and Related Products and Services.

CONTRACT HISTORY: City-wide Contract No. CW2254739 dated January 1, 2023 – October 14, 2029, PW Facilities Proposal No. 25-WA-251173 for the 16th and 17th floor roofs at the Tacoma Municipal Building dated April 22, 2026.

SUSTAINABILITY: Sustainability related resolutions, proclamations and ordinances were key



considerations in the planning and execution of the roof replacements. Long-lasting roofing materials were selected to minimize future maintenance needs and reduce environmental impact.

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

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: Not Applicable.

FISCAL IMPACT: Funding for this project is budgeted in Fund 5700, Deferred Repair and Replacement Fund.

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
5700 - REP Deferred Repair & Replacement	GNF-00014-01-05		\$ 1,061,836.40
TOTAL			\$1,061,836.40

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
5700 - REP Deferred Repair & Replacement	CC 825401		(\$ 1,061,836.40)
TOTAL			(\$ 1,061,836.40)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 1,061,836.40

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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