



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

TO: Board of Contracts and Awards
FROM: Jeffrey A. Jenkins, Director, Public Works FOR ^{DS} JW
Mina Zarelli, Engineering Project Manager, Public Works
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Carly Fowler, Senior Buyer, Finance/Procurement
SUBJECT: New Fire Station #7 Architectural and Engineering Services
Request for Qualifications (RFQ) Specification No. PW24-0218F, Contract No.
CW2271724 – October 7, 2025 City Council
DATE: September 8, 2025

RECOMMENDATION SUMMARY:

The Public Works Department recommends a contract be awarded to Ferguson Architecture, PS, Tacoma, WA, in the amount of \$1,378,255, plus applicable taxes, budgeted from the Public Safety Fund 3211, for architectural and engineering design services for the future construction of a new Fire Station #7 to enhance emergency response capabilities.

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.
- Assure outstanding stewardship of the natural and built environment.

This project supports the City’s Strategic Policy Priorities by providing design services needed to construct a new Fire Station #7 to meet the growing emergency response needs of the community.

BACKGROUND: As the community of Tacoma grows and changes, the operations of the Tacoma Fire Department (TFD) need to grow and change along with it to ensure the department continues to meet the needs of the community. The current Fire Station #7 was constructed in 1959 and is collocated with the South Tacoma Library Branch at 5448 South Warner Street. The station is staffed with one engine company that responds to over 3,500 emergencies annually. The call volume for this station far exceeds the department’s target and national standard of 2,500 calls annually. There is a need to add an additional response unit to this area; however, the station is undersized, and the existing property lacks the capacity for the needed expansion to accommodate additional emergency vehicles, equipment, and staff.

As part of the Fire Facilities Master Plan (2024), it was recommended that the existing station be relocated, and a new station be constructed. In October 2024, Council authorized the purchase of vacant property, located at 5801 S Tyler Street, from Parks Tacoma. The property acquired from Parks Tacoma will strategically place TFD in a better location to respond more effectively to the growing South Tacoma Community, while also collocating these vital emergency resources on the South End Recreation and Adventure (SERA) campus which is a designated disaster/crisis response site.



ISSUE: The existing Fire Station #7 is undersized, and the property is too small for the station to be expanded. The new property at 5801 S Tyler strategically places the Fire Department in a better location to respond more effectively to the emergency response needs of the community. Fire Station #7 serves an area in Tacoma that has been identified by the City’s Equity Index to be an area in which residents have less access to opportunities, including where community members are not able to access services or where services do not meet community needs. Replacement of Fire Station #7 will provide more equitable service delivery to all residents and visitors of Tacoma.

ALTERNATIVES: The alternative is to not move forward with the design phase for a new Fire Station #7. Design phase funding received through the 2025-2027 State Capital Budget will be unutilized and the existing station will continue to operate in its current location. Without the replacement of this station, we will continue to experience high call volumes, which impacts response times disproportionately in our areas of highest need.

COMPETITIVE SOLICITATION:

RFQ Specification No. PW24-0218F was opened November 5, 2024. Forty-three companies were invited to bid in addition to normal advertising of the project. Eight submittals were received, and five respondents were interviewed after initial scoring.

<u>Respondent</u>	<u>Location</u>	<u>Score</u>
Ferguson Architecture, PS	Tacoma, WA	97.3
TCA Architecture + Planning, Inc.	Seattle, WA	96.7
Weinstein A+U	Seattle, WA	91.7
Mackenzie Engineering Inc.	Seattle, WA	90.0
Lawhead Architects P.S.	Bellevue, WA	79.7
McGranahan PBK	Tacoma, WA	76.3
Helix Design Group	Tacoma, WA	74.3
Jennifer Weddermann	Tacoma, WA	54.0

CONTRACT HISTORY: New contract.

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:

This contract will be funded by a State direct appropriation received for the South Tacoma Fire Station project as part of the 2025-2027 State Capital Budget.

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 3211-PSFTY, Public Safety	TFD-00025-02	5310100	\$1,378,255
TOTAL			Up to \$1,378,255

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
WA State Dept of Commerce	TFD-00025-FS-AD-03	4334360	(\$1,378,255)
TOTAL			Up to (\$1,378,255)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,378,255

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No

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

As part of the 2025-2027 State Capital Budget, the City received \$2,000,000 of State funding for the South Tacoma Fire Station project. This direct appropriation from the State will be budgeted through the City's 2025 Mid-Biennium Modification (MOD) process.