ITEM FOR CONSIDERATION
BY THE
BOARD OF PORT COMMISSIONERS

October 27, 2026

SUBJECT: PAC PRE-ENGINEERED METAL BUILDING – PURCHASE ORDER – CHG BUILDING SYSTEMS, INC.

PORT LEAD: Zach Holsted, Capital Program Manager

RCW & POLICY REQUIREMENTS:

The Port's Delegation of Administrative Authority, Resolution 26-1336, Section VI.A requires purchase orders in excess of $75,000 to be awarded by the Commission.

BACKGROUND:

On April 28, 2026, the Commission approved beginning design on the new PAC (Port Angeles Composites) facility at the CMC (Composite Manufacturing Campus). The design is progressing past the 30% phase and includes a new 40,000-square-foot building. To maintain the project timeline, the Port is breaking out certain portions of the project to proceed while the design continues. Because of steel manufacturing lead times, purchasing the pre-engineered metal building material is a critical path item.

ANALYSIS:

Port staff advertised a Request for Pricing (RFP) for qualified suppliers from 9/29 through 10/13. Additionally, the Port team reached out directly to several manufacturers through recommendations of the design team on the PAC project, which included:

1. American Buildings
2. Nucor
3. Star Building Systems
4. Varco-Pruden

At the close of the RFP period, only one proposal was received, despite comments received from other groups that did not provide final bids. The lone bid came from CHG Building Systems, Inc. (CHG), with **Varco-Pruden** as the manufacturer.

The Port and architectural team reviewed the bid based on the following criteria:

- Requirements Met
- Cover Letter
- Narrative
- Experience

- Schedule
- Fee

The bid package received from CHG was deemed acceptable and qualified for the project by both teams.

ENVIRONMENTAL IMPACT:

Procurement of the pre-engineered metal building does not create any direct environmental impacts to the project.

FISCAL IMPACT:

The pre-engineered metal building bid from CHG totals $2,161,770 without Washington State Sales Tax and is broken out as follows:

Design Assistance Meetings	$ 25,000.00
Deliver Permit Drawings and Reactions	$ 540,443.00
Deliver Final Erection Drawings and Calcs	$ 324,266.00
Deliver PEMB Building Package	$1,272,062.00
Total	$2,161,770.00

This cost aligns with early estimates and maintains the project's overall cost projections. A portion of the design cost will occur in 2026, with the material production and delivery costs occurring in 2027.

RECOMMENDED ACTION:

Delegate authority to the Chief Executive Officer to execute a Purchase Order with CHG Building Systems, Inc. for the PAC – Pre-Engineered Metal Building in the amount of Two Million One Hundred Sixty-One Thousand Seven Hundred Seventy Dollars and No Cents ($2,161,770) plus applicable Washington State Sales Tax, expressly conditioned upon the Port and Port Angeles Composites entering into a binding Memorandum of Agreement regarding Cost Recovery in a form acceptable to the CEO and Port General Legal Counsel.