



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2008-03-26-(3)

DATE: March 26, 2008  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Authorization to enter into negotiations and award a Design/Build Contract for Hillsdale Heights to Absher Construction Company, Inc.

### **Background**

Staff issued an RFP for Modular Design/Build Services on November 28, 2007 to two teams short listed during the RFQ stage of the procurement process. Proposals were received on December 21, 2008.

THA's procurement review committee, which includes two ENACT Board Members, evaluated the proposals, conducted interviews and developed the following average scores for each proposal team.

<b>RFQ/RFP Average Score Summary</b>	<b>Consolidated Score from RFQ</b>	<b>Proposed Product Score</b>	<b>Cost Score</b>	<b>Total Score</b>
Available Points	30	50	20	100
Landon	16.6	28.8	13.8	59.2
<b>Absher</b>	<b>22</b>	<b>32.6</b>	<b>12.6</b>	<b>67.2</b>

As a result, the Hillsdale Heights proposal review committee recommended that the THA Executive Director issue a letter of Intent to Award to Absher Construction Company for a Design-Build contract for the project. The Design/Build contract is a two (2) stage contract. The Stage 1 contract is for Pre-Construction Services which includes programming, community meetings, site layouts, schematic, and design development drawings, specifications and estimating. Upon completion of the Stage 1 contract there will be adequate design information available for the Contractor to submit a guaranteed maximum price (GMP) for the Stage 2 contract. The Stage 2 contract will include construction drawings, final specifications and estimates, permitting and the actual construction.

The current A&E design and construction budget for both the (60) rental units and (50) homeownership units is \$17,531,670.



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At this time staff is requesting the approval to negotiate and award a Stage 1 contract to Absher Construction Company for the Hillsdale Heights Design Build Stage 1 - Pre Construction Services, in the amount of not-to-exceed \$300,000. This Stage 1 cost reflects 1.7% of the above budgeted cost or 20% of the budgeted A&E design fees. Funds for this stage will be provided through the previously awarded \$1.5 million from TCRA HOME Funds.

### **Recommendation**

Approve Resolution 2008-03-26-(3) authorizing the Executive Director to negotiate and award a Stage 1 Contract to Absher Construction Company for Hillsdale Heights Modular Design/Build Services in the amount not-to-exceed \$300,000.



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RESOLUTION 2008-03-26-(3)

## CONTRACT FOR HILLSDALE HEIGHTS DESIGN BUILD SERVICES

**Whereas,** Tacoma Housing Authority is developing a new 110 unit multi-family housing project known as Hillsdale Heights;

**Whereas,** An RFQ/RFP was issued and advertised in the following publications: The Tacoma News Tribune, Tacoma Daily Index, Seattle Daily Journal of Commerce. The Olympian, The Skanner, and The Portland Observer;

**Whereas,** Two firms responded and after staff review, two were deemed responsive and responsible with the following score results:

RFQ/RFP Average Score Summary	Consolidated Score from RFQ	Proposed Product Score	Cost Score	Total Score
Available Points	30	50	20	100
Landon	16.6	28.8	13.8	59.2
<b>Absher</b>	<b>22</b>	<b>32.6</b>	<b>12.6</b>	<b>67.2</b>

**Whereas,** The Authority has developed an A&E design and construction budget of \$17,531,670 for the Hillsdale Heights project:

**Whereas,** The Executive Director seeks approval to negotiate and award to Absher Construction Company, a Stage 1 Modular Design/Build contract not-to-exceed \$300,000 for the Hillsdale Heights project; and

**Whereas,** The Stage 1 contract will be funded from the previously awarded \$1.5M City of Tacoma HOME Funds for the rental units and from Fannie Mae Community Express Program loan for the homeownership units;

*Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington,*

The Executive Director has the authority to negotiate and award a Design/Build Stage 1 Contract to Absher Construction Company for Hillsdale Heights in the amount not to exceed \$300,000.00.

**Approved: March 26, 2008**

  
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Greg Mowat, Chairman

