



TACOMA HOUSING AUTHORITY

RESOLUTION 2009-06-24 (1)

DATE: June 24, 2009
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architectural & Engineering (A&E) Services for 1800 and 2500 Blocks Hillside Terrace Redevelopment Project

Background

On May 2, 2009, Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the 1800 and 2500 Block Hillside Terrace Redevelopment Project. The work consists of coordination and implementation of resident, public and THA input, complete architectural/engineering design, preparation of bid documents, bidding assistance and complete contract administration and project management services. The work also includes assisting THA staff in preparing a 2009 HOPE VI application as part of the funding strategy.

This will be a HOPE VI mixed funding project to include HOPE VI, THA Developer Fee, TCRA, Housing Trust fund and SHB 2060, American Recovery and Reinvestment Act (ARRA) Capital funds, Capital Fund Program funds and Tax Credit equity. The A&E fees will be funded with American Recovery and Reinvestment Act Capital Formula funds and Capital Funds Program funds. The project consists of a demolition and redevelopment of (20) existing buildings and related utilities. The redevelopment will consist of new living units, laundry facilities, community buildings, and neighborhood outdoor spaces. The new signature community will be complete with modern amenities including a practical approach to green built and economically sustainable living.

The RFQ was published in the Morning News Tribune on May 3, 6 and 10, 2009; in the Tacoma Daily Index on May 5, 6 and 11, 2009; Seattle Daily Journal of Commerce on May 2, 6 and 9, 2009; the Olympian on May 7, 2009; Portland and Seattle Skanner on May 6, 2009 and the Portland Observer on May 6, 2009. In addition, the notice was also posted on THA's and the Blue Book websites.

A proposal conference was held on May 12, 2009 at THA's administration office. The project manager reviewed the scope of work and the RFQ process at the conference. Sixty-three (63) firms attended the conference. Questions were answered via an addendum.

Twenty-two (22) responsive proposals were submitted by the deadline, May 27, 2009.

An evaluation team, composed of (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFQ. The committee completed the first stage of the review process and determined that three firms would advance to the second stage of the review which was the oral interviews. After the oral interviews the evaluation team voted unanimously in favor of proceeding with contract negotiations with the firm of GGLO. The evaluation scores are as noted below:

Firm	Average Score Out of 100				
	Experience, capacity and qualifications	Approach/Response	Demonstrated Successes	Interview	Total
GGLO	25.00	22.33	22.67	19.67	89.67
Mithun	23.00	22.00	23.33	16.00	84.33
Torti Gallas & Partners	25.00	19.33	23.67	15.33	83.33
Tonkin Hoyne, PS	22.67	20.67	19.67	na	63.00
Environmental Works	23.67	20.00	18.33	na	62.00
Weinstein Arch & Urban Designers	22.33	20.67	19.00	na	62.00
TCF Architects	20.00	20.67	18.00	na	58.67
Stock & Associates	20.33	19.67	15.33	na	55.33
Ankrom Moisan Architects	18.67	21.00	15.00	na	54.67
SMR Architects	18.00	20.67	15.33	na	54.00
Weber Thompson	19.67	17.67	16.67	na	54.00
Jon Graves Architects & Planners	17.00	16.00	16.00	na	49.00
Milbrandt Architects Inc.	18.67	15.00	15.00	na	48.67
Runberg Architecture Group	17.33	13.33	15.67	na	46.33
Abbey Road	15.50	15.67	13.33	na	44.50
Stricker Cato Murphy Architects	17.33	12.00	15.00	na	44.33
Belay Architecture	15.33	16.00	12.33	na	43.67
The Casey Group Architects	13.67	15.33	13.33	na	42.33
Freiheit & Ho Architects	15.67	15.00	10.00	na	40.67
American Property Development	15.00	15.00	10.00	na	40.00
RMA	14.67	10.00	9.33	na	34.00
Erickson McGovern	14.67	6.67	10.00	na	31.33

At this time staff is requesting the approval to negotiate and award the contract for the project to GGLO. The budgeted cost for the A&E Services for the project is estimated at \$2,500,000.

Recommendation

Approve Resolution 2009-06-24-(1) authorizing the Executive Director to negotiate and award a Contract for the Architectural and Engineering Services for the 1800 and 2500 Hillside Terrace Apartments Redevelopment Project in an amount not-to-exceed \$2,500,000 with GGLO.



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RESOLUTION 2009-06-24 (1)

ARCHITECTURAL & ENGINEERING (A&E) SERVICES FOR 1800 AND 2500 BLOCKS HILLSIDE TERRACE REDEVELOPMENT PROJECT

WHEREAS, On May 2, 2009, Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the 1800 and 2500 Blocks Hillside Terrace Redevelopment Project;

WHEREAS, The RFQ was published in the Morning News Tribune on May 3, 6 and 10, 2009; in the Tacoma Daily Index on May 5, 6 and 11, 2009; Seattle Daily Journal of Commerce on May 2, 6 and 9, 2009; the Olympian on May 7, 2009; Portland and Seattle Skanner on May 6, 2009 and the Portland Observer on May 6, 2009. In addition, the notice was also posted on THA's website and the Blue Book website;

WHEREAS, Twenty-two (22) firms submitted proposals by the deadline, May 27, 2009;

WHEREAS, An evaluation team, composed of (3) THA staff reviewed and scored the proposals according to evaluation criteria listed in the RFQ;

WHEREAS, the evaluation team voted unanimously in favor of proceeding with contract negotiations with GGLO;

Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:

1. Approve Resolution 2009-6-24 (1) Allowing the Executive Director to negotiate a contract with GGLO in the amount not-to-exceed \$2,500,000 for the 1800 and 2500 Blocks of Hillside Terrace Redevelopment Project.

Approved: June 24, 2009

Ken Miller, Chairman