



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2016-01-27 (1)

**Date:** January 27, 2016

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** RAD Architectural and Engineering Work Addendums #5 Casey + Dechant Architects

This resolution would authorize the executive director to increase the contract amount for RAD architectural services from \$500,000 to \$1.031 million.

### Background

On June 24, 2015, the Board approved Resolution 2015-6-24 (1) authorizing Tacoma Housing Authority's (THA's) Executive Director to negotiate and award a contract for the Architectural and Engineering (A&E) Services for the Rental Assistance Demonstration (RAD) Conversion Project. The initial contract was solely for the predevelopment work associated with RAD. A contract was executed with Casey + DeChant Architects in an amount not-to-exceed \$500,000.00.

As work on the RAD contract progressed, we had to request numerous additions to the scope of work that we did not anticipate. These additions included requests from investors and lenders who have required additional Seismic and Environmental Reports, new security system designs, changes to the HVAC systems and City of Tacoma changes to the Right of Way (ROW) improvements at all of the sites. In addition, the initial scope of work for the RAD project came in much higher than originally budgeted. To meet the budget, we needed extensive value engineering work. This required revisions to nine sets of construction documents. THA staff has sufficient information to complete the scope of work and estimate the amount. Staff estimate that the RAD architectural work will cost an additional \$369,000.00 for a total of \$869,000. Staff proposes to increase the limit of the A&E contract to a not-to-exceed amount of \$1,031,000. This amount includes an additional \$162,000.00 for contingency.

This increased amount fits within the RAD Project Budget.

### Recommendation

Authorize THA's Executive Director to amend the Architectural and Engineering Services Contract for the RAD Conversion Project in an amount not-to-exceed \$1,031,000 for the A&E services of Casey + DeChant Architects.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2016-01-27 (1) (RAD A&E Work Addendums #5 & #6, Casey + Dechant Architects)**

A **RESOLUTION** of the Board of Commissioners of the Housing Authority of the City of Tacoma

**WHEREAS**, On June 24, 2015, Tacoma Housing Authority's (THA's) Board of Commissioners approved Resolution 2015-6-24 (1) authorizing THA's Executive Director to award a contract for the initial Architectural and Engineering Services for the RAD Conversion Project to Casey + DeChant Architects in an amount not-to-exceed of \$500,000; and

**WHEREAS**, Additional work scope for the project was added to the A&E Services; and


**WHEREAS**, An additional \$369,000 in A&E services will be needed to complete the RAD Conversion project and an additional \$162,000 is recommended for the contingency; and

**WHEREAS**, THA is requesting to amend the Casey + Dechant Architects RAD Conversion Project not-to-exceed contract amount to a total of \$1,031,000; now, therefore, be it

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

THA's Executive Director is authorized to amend the Architectural and Engineering Services Contract with Casey +DeChant for services needed to complete the RAD Conversion Project in an amount not-to-exceed \$1,031,000.

**Approved: January 27, 2016**

  
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Stanley Rumbaugh, Chair