



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2010-8-25(1)

DATE: August 25, 2010  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Architectural & Engineering (A&E) Services for Multifamily Public Housing Upgrades-American Reinvestment and Recovery Act (ARRA) Capital Fund Projects

### **Background**

On May 27, 2009 the Housing Authority Board of Commissioners approved Resolution 2009-05-27(1) authorizing the Executive Director to negotiate and award a Phase I Contract for the ARRA Capital Fund projects to The Casey Group for A&E Services in the amount not-to-exceed \$150,000. Resolution 2009-10-28(1) increased the Phase I contract amount by \$12,000 and authorized the first project for the Phase II work for G Street Apartments in the amount of \$40,000. Resolution 2009-11-18(1) increased the Phase II contract amount by \$324,000 and authorized continuation of the Phase II work. Resolution 2010-2-24(5) increased the Phase II contract amount by \$48,000 and authorized continuation of the Phase II work.

During Phase I, the architect met with Tacoma Housing Authority (THA) staff, developed as-built drawings, inspected the buildings envelope, reviewed and investigated the needed repairs and upgrades and developed priorities for the work bid packages. All of the Phase I work for A&E services has been satisfactorily completed by the Casey Group.

Phase II of the contract encompassed the development of the construction documents including drawings, specifications, and bid packages and construction administration for the work. The construction administration scope is based on Time & Material cost and is ongoing. During the Phase II work the architect has spent a considerable amount of additional time developing construction documents resolving existing condition issues and the final inspection of these changes.

At this time staff is requesting approval to increase the contract amount to cover additional architectural design and inspection work.

### **ARRA Funding Increases**

AMP 3: Work includes: HVAC system upgrades (requested by Property Management after start of construction). Design, drawings, specifications and inspections are estimated at \$15,890.00.

AMPS 1-3: Work includes: HVAC repairs and upgrades, roof repairs, deteriorated framing, sheathing removal and replacement, hazardous materials reports & abatement, boiler ventilation, resolution of unknown conditions at windows & doors. Design, drawings, specifications and inspections are estimated at \$33,000.00.

### **Capital Funds Increases**

AMPS 1-3: In the 2010 funding cycle, THA received a larger Capital Fund allocation than anticipated which will allow additional capital improvement work to be done on the AMPS. Anticipated work includes: Plumbing upgrades, Roofing repairs and replacement, Window and Siding replacement, HVAC upgrades, floor covering replacement. Design, drawings, specifications and inspections are estimated at \$90,000.00.

### **Recommendation**

Approve Resolution 2010-8-25 (1) authorizing the Executive Director to increase Phase II of the A&E services contract by \$138,890.00 for a total amount not-to-exceed \$712,890.00.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2010-8-25(1)

Architectural & Engineering (A&E) Services for Multifamily Public Housing Upgrades (ARRA Capital Fund Projects)

**WHEREAS**, The American Recovery and Reinvestment Act (ARRA) 2009 was signed into law by on February 17, 2009;

**WHEREAS**, The Housing and Urban Developments Office of Capital Improvements (OCI) announced that \$2.985 billion in Capital Fund formula grant funds were awarded pursuant to the ARRA;

**WHEREAS**, Tacoma Housing Authority (THA) received an award of \$4,096,616.00;

**WHEREAS**, THA, received a larger allocation of 2010 Capital funds;

**WHEREAS**, May 27, 2009 the Housing Authority Board of Commissioners approved Resolution 2009-05-27(1) authorizing the Executive Director to negotiate and award a Phase I Contract for the ARRA Capital Fund projects to The Casey Group for A&E Services in the amount not-to-exceed \$150,000 and in October 2009 Resolution 2009-10-28(1) increased the Phase I contract amount by \$12,000 and authorized the first project for the Phase II work for G Street Apartments in the amount of \$40,000 and in November 2009 Resolution 2009-11-18(1) increased the Phase II contract amount by \$324,000 and in February 2010 Resolution 2010-2-24(5) increased the Phase II contract amount by \$48,000;

**WHEREAS**, The staff recommends the approval and appropriation of additional funds to cover added A&E Services for the Phase II work.

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

1. Approve Resolution 2010-8-25(1) authorizing the Executive Director to increase the Phase II contract by \$138,000.00 for a total amount not-to-exceed \$712,890.00. The funding is to complete Phase II work at AMP1, AMP2 and AMP3 for the ARRA Capital Fund projects and 2010 Capital Fund projects by The Casey Group for A&E Services.

**Approved:** August 25, 2010

  
Chairman