



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-12-14(3)

DATE: December 14, 2011
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Master Planning and Architecture & Engineering Services for the Salishan Core

Background

On October 10, 2011 Tacoma Housing Authority (THA) staff issued a Request for Qualifications from firms interested in providing master planning and architectural and engineering services for the Salishan Core. The services requested include: Master Planning for the commercial, programmatic and services aspect of the core; assistance with grant applications, as needed; architecture site planning; green & sustainability planning and design; structural engineering; mechanical engineering; electrical engineering; civil engineering; landscape architecture; cost estimating; and, assist with construction contract.

At this point, Salishan is mostly built out except for the for-sale single family homes. THA has constructed almost all of the rental units we intend to build. We now turn our attention to the Salishan Core. The intent of the Core, which is zoned C-1, is to house the non-residential uses at Salishan. Uses/programs that staff has been working on include: early childhood education/daycare; credit union; Eastside branch of the Tacoma Public Library; and a job training program managed by Tacoma Goodwill. In addition, there will be classrooms for a variety of services provided by THA and its service partners, and public meeting space.

THA posted the RFQ on the Blue Book, the Washington Electronic Business Solutions and THA's websites.

THA hosted a pre-submittal conference on October 24, 2011. The Project Manager reviewed the scope of work and the RFQ process at the conference. Eighteen (18) firms attended the conference. THA answered questions in an addendum.

THA received nine (9) responsive proposals by the deadline, November 17, 2011.

An evaluation team, comprised of three (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 four (4) firms would advance to the second stage of the review, oral interviews. After the oral interviews, the evaluation team voted unanimously in

favor of proceeding with contract negotiations with the firm of Mithun. The evaluation scores are noted below:

Firms	Average Scores					Total Points
	Experience/ Capacity/ Qualifications	Approach / Response	Demonstrated Success	Comm. Sensitivity	Interview	
Mithun	28.33	24.00	24.00	22.00	18.33	116.67
Torti Gallas	25.67	20.67	21.33	24.33	18.00	110.00
Environmental Works	25.67	20.67	20.67	23.00	12.00	102.00
SMR	23.33	21.33	22.33	19.00	12.33	98.33
BCRA	24.67	20.00	19.33	17.67		81.67
ARC	24.67	18.33	21.00	15.00		79.00
Stock	20.67	18.67	16.67	19.33		75.33
ORB	20.67	17.00	15.00	18.33		71.00
The Casey Group	18.33	15.00	16.33	16.33		66.00

Recommendation

Approve Resolution 2011-12-14(3)) authorizing the Executive Director to negotiate and execute a contract with Mithun for the Master Planning and Architectural and Engineering Services for the Salishan Core project in a not-to-exceed amount of \$110,000, including contingency. If those negotiations are not successful, this resolution authorizes him to negotiate and execute a contract with Torti-Gallas and if those negotiations are not successful, with Environmental Works or, if he determines it to be in THA’s interest, to rebid..



TACOMA HOUSING AUTHORITY

RESOLUTION 2011-12-14(3)

Master Planning & Architecture & Engineering Services Selection For Salishan Core

WHEREAS, On October 10, 2011, Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing master planning, architectural and engineering services for Salishan Core;

WHEREAS, The RFQ was posted in the Blue Book, Washington Electronic Business Solutions and on THA's website;

WHEREAS, Nine firms (9) submitted proposals by the deadline of November 17, 2011;

WHEREAS, an evaluation team, composed of three (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 Mithun.

WHEREAS,

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

the Executive Director is authorized to negotiate and execute a contract with Mithun for the Master Planning and Architectural and Engineering Services for the Salishan Core project in a not-to-exceed amount of \$110,000, including contingency. If those negotiations are not successful, the Board authorizes him to negotiate and execute a contract with Torti-Gallas and if those negotiations are not successful, with Environmental Works or, if he determines it to be in THA's interest, to rebid

Approved: December 14, 2011



Janis Flauding, Chair
