



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-09-23 (5)

DATE: September 23, 2015
TO: THA Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Amendment to Absher Pre-Construction Services Agreement for Bay Terrace II

Background

This resolution would increase from \$133,000 to \$302,595 the maximum value of THA’s contract with Absher Construction for pre-construction work on Bay Terrace Phase 2.

On January 28, 2015, the Board of Commissioners approved Resolution 2015-01-28 (5) authorizing the Executive Director to negotiate and execute a contract not-to-exceed \$133,000 for Bay terrace Phase II Pre-Construction Services with Absher Construction company. Under this agreement Absher will conduct constructability reviews, provide construction means and methods consultation, estimating and bidding services during the design phase of the project. The Pre-Construction Services Agreement was executed with Absher on March 16, 2015.

Staff seeks to increase Absher’s Pre-Construction Services Agreement to an amount not-to-exceed \$302,595 to include engineering design services for HVAC, electrical, plumbing and fire sprinkler systems. On September 3, 2015, Absher received bids for design and construction of HVAC, electrical, plumbing and fire sprinkler systems. The following table highlights the low bid results for both design and construction.

Bid Results Table

Scope	Bidder	Bid Results	Included Engineering & Permit Fees
Fire	Red Hawk	\$189,537	\$16,800
Plumbing	DM Kelly	\$1,073,000	\$55,000
HVAC	Air Systems Engineering	\$303,282	\$31,295
Electrical	JM Corp	\$1,564,965	\$66,500
Total Engineering Fees			\$169,595

During the design phase, each bidder will assist THA and Absher to identify a systems design that brings value to the project. GGLO's sub-consultant Glumac, provided the Performance Specifications and will provide approval of the final design for each discipline. Absher will conclude a final bidding round in December 2015. Staff will submit subsequent resolutions in December, 2015 to seek the Board's authorization for the Executive Director to enter into the construction contract including the final Maximum Allowable Construction Cost (MACC) for the project. The MACC will include updated pricing from the above low bidders for HVAC, Plumbing, Electrical and Fire Sprinkler Systems.

Recommendation

Approve Resolution 2015-9-23(5) authorizing THA Executive Director to amend Absher's Pre-Construction Services Modification No. 3 contract in an amount not-to-exceed of \$ 302,595 for the Bay Terrace Phase II project pre-construction and HVAC, Plumbing, Electrical and Fire Sprinkler design services.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-09-23 (5)

(Amendment to Absher Pre-Construction Services Agreement for Bay Terrace II)

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

WHEREAS, On February 24, 2010, the Board approved Resolution 2010-2-24 (6) authorizing the Executive Director to negotiate and award a CM/GC contract to Absher Construction, Inc., for the 1800 and 2500 Hillside Terrace redevelopment; and

WHEREAS, On January 28, 2015, the Board of Commissioners authorized with Resolution 2015-01-28 (5) the Executive Director to negotiate and enter into a Pre-construction Services Agreement with Absher Construction not-to-exceed \$133,000; and

WHEREAS, On September 3, 2015, Absher Construction received design/build bids for HVAC, Plumbing, Electrical and Fire Sprinkler system with the following results; and

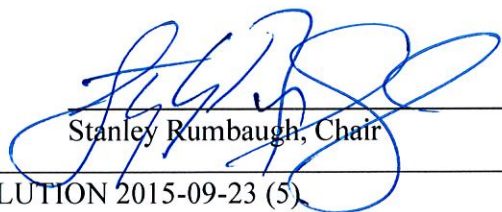
Scope	Bidder	Bid Results	Included Engineering & Permit Fees
Fire	Red Hawk	\$189,537	\$16,800
Plumbing	DM Kelly	\$1,073,000	\$55,000
HVAC	Air Systems Engineering	\$303,282	\$31,295
Electrical	JM Corp	\$1,564,965	\$66,500
Total Engineering Fees			\$169,595

WHEREAS, The Executive Director is seeking authorization to amend Absher's Modification No. 3 Pre-Construction Services Agreement to increase the not-to-exceed amount by \$169,595 to a not-to exceed amount of \$302,595 for HVAC, Plumbing, Electrical and Fire Sprinkler systems design services only; now, therefore, be it

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

Authorize THA Executive Director to amend Modification No. 3 to Abshers contract in an amount not-to-exceed of \$302,595.00 for the Bay Terrace Phase II project pre-construction services.

Approved: September 23, 2015



 Stanley Rumbaugh, Chair