



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-09-26 (6)

**Date:** September 26, 2018  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** 1800 Hillside Terrace GC/CM Contractor

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*This resolution would authorize the Executive Director to negotiate and execute a contract for preconstruction and construction services for 1800 Hillside Terrace.*

### Background

On June 21, 2018, staff solicited proposals for a GC/CM Contractor to provide pre-construction and construction services for the redevelopment of 1800 Hillside Terrace. Advertisements for the Request for Proposals (RFP) and related Addenda were posted to Washington Electronic Business Solutions (WEBS) and THA's website. Proposals were due August 28, 2018.

On August 28, 2018, staff received three (3) proposals from qualified contractors. Staff assembled a proposal review committee.

An evaluation team, comprised of three (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFP. The committee completed the first stage of the review process and determined that two proposers would advance to the second stage of the review - the oral interviews. A maximum of 100 points were available. Points were organized into six primary sections, with proposals scored on several factors, including:

1. Firm Experience (15 Points);
2. Record of Safety (15 Points);
3. GCCM Project Team (15 Points);
4. Project Approach (20 Points)
5. Fee Proposal (15)
6. Utilization plans for Targeted Business, Section 3 and Incorporation of Apprenticeship/Training Programs (20)

After the oral interviews the evaluation team voted unanimously in favor of recommending Marpac Construction to the HA Executive Director. The evaluation scores are as noted below:

Project: 1800 Hillside Terrace GCCM Scoring  
GCCM

Firm	Panelist 1							Panelist 2							Panelist 3							Average						
	1	2	3	4	5	6	T	1	2	3	4	5	6	T	1	2	3	4	5	6	T	1	2	3	4	5	6	T
Absher	15	10	15	18	10	14	82	15	12	12	15	10	12	76	15	13	13	18	15	15	89	15	12	13	17	12	14	82
Marpac	15	15	15	20	15	15	95	15	12	15	18	18	15	93	15	15	15	18	20	13	96	15	14	15	19	18	14	95
Charter	15	10	15	20	20	10	90	12	15	10	18	15	10	80	13	13	14	18	18	13	89	13	13	13	19	18	11	86

Staff recommends Marpac Construction to provide pre-construction and construction services for the development of up to 70 new affordable housing units at 1800 Hillside. Marpac Construction has demonstrated a qualified team of professionals that are dedicated to achieve the project budget and timeline.

### Recommendation

Approve Resolution 2018-09-26 (6) authorizing THA's Executive Director to negotiate and if those negotiations are successful, execute a contract with Marpac Construction not-to-exceed \$100,000 for pre-construction services of the 1800 Hillside Terrace project, and a Guaranteed Maximum Price (GMP) for the construction at the conclusion of the bidding phase in the early summer of 2019.





# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2018-09-26 (6) (1800 Hillside Terrace GC/CM Contractor)**

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

**WHEREAS**, The Housing Authority of the City of Tacoma (THA) is committed to developing new affordable housing in the City of Tacoma; and

**WHEREAS**, THA is seeking to redevelop the site known as the 1800 Hillside Terrace with up to 70 new affordable housing units; and

**WHEREAS**, On June 21, 2018, THA solicited proposals for a GC/CM contractor to provide pre-construction and construction services; and

**WHEREAS**, On August 28, 2018, THA received three (3) qualified and responsive Proposals; and

**WHEREAS**, An evaluation team, comprised of three (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFP; and

**WHEREAS**, The evaluation team recommends Marpac Construction to provide preconstruction and construction services with a negotiated Guaranteed Maximum Price (GMP); now, therefore, be it

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

The Executive Director is authorized to negotiate, and if those negotiations are successful, execute a contract with Marpac Construction not-to-exceed \$100,000 for pre-construction services of the 1800 Hillside Terrace project, and a Guaranteed Maximum Price (GMP) for the construction at the conclusion of the bidding phase in the early summer of 2019

**Approved:** September 26, 2018

  
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Dr. Minh-Anh Hodge, Chair