



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-11-14 (3)

Date: November 14, 2018
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Arlington Drive GC/CM Contractor

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to negotiate and execute a contract with Korsmo Construction for preconstruction and construction services for the Arlington Drive Campus.

Background

On September 24, 2018, staff solicited proposals for a General Contractor/Construction Manager (GC/CM) to provide pre-construction and construction services for the development of the Arlington Drive Youth Campus. Staff posted advertisements for the Request for Proposals (RFP) and related addenda to Washington Electronic Business Solutions (WEBS) and THA's website. Proposals were due October 29, 2018.

By October 29, 2018, staff received five (5) 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 all of the 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. GC/CM Project Team (15 Points);
4. Project Approach (20 Points);
5. Fee Proposal (15); and
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 Korsmo Construction to the Housing Authority Executive Director. The evaluation scores are as noted below:

	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
MZT	10	12	12	14	15	10	73	10	15	14	15	15	0	69	10	15	15	20	15	10	85	10	14	14	16	15	7	76
Pavillion	13	13	12	17	18	13	86	10	5	10	15	20	10	70	15	10	10	20	20	18	93	13	9	11	17	19	14	83
Charter	13	14	13	15	18	15	88	13	14	13	20	15	15	90	15	15	15	15	20	10	90	14	14	14	17	18	13	89
Walsh	15	15	15	18	15	15	93	15	15	15	17	15	15	92	15	15	15	20	15	15	95	15	15	15	18	15	15	93
Korsmo	13	15	14	19	18	15	94	14	15	15	17	20	15	96	15	15	15	20	17	15	97	14	15	15	19	18	15	96

Staff recommends Korsmo Construction to provide pre-construction and construction services for the development of up to 58 new affordable housing units and the Crisis Residential Center to be developed at Arlington Drive. Korsmo Construction has demonstrated a qualified team of professionals that are dedicated to achieve the project budget and timeline.

Recommendation

Approve Resolution 2018-11-14 (3) authorizing THA’s Executive Director to negotiate, and if those negotiations are successful, to enter into an agreement with Korsmo Construction not-to-exceed \$95,000 for pre-construction services and negotiate a Guaranteed Maximum Price (GMP) for construction at the conclusion of the bidding phase in early 2019.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-11-14 (3) Arlington Drive Youth Campus 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 develop the site known as Arlington Drive with up to 58 new affordable housing units for rent and a 12-bed Crisis Residential Center; and

WHEREAS, On September 24, 2018, THA solicited proposals for a GC/CM contractor to provide pre-construction and construction services; and

WHEREAS, On October 29, 2018, THA received five (5) 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 Korsmo 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:

THA's Executive Director is authorized to negotiate and, if those negotiations are successful, to enter into an agreement with Korsmo Construction not-to-exceed \$95,000 for pre-construction services and negotiate a Guaranteed Maximum Price (GMP) for construction at the conclusion of the bidding phase.

Approved: November 14, 2018



Dr. Minh-Anh Hodge, Chair