



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-12-12 (7)

Date: December 12, 2018
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: Hilltop Parcels GC/CM Contractor

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to negotiate and execute a contract for preconstruction and construction services with Walsh Construction for THA's Hilltop Parcels.

Background

On October 15, 2018, staff solicited proposals for a GC/CM contractor to provide pre-construction and construction services for the redevelopment of THA's Hilltop Parcels. THA posted the advertisements for the Request for Proposals (RFP) and related Addenda to Washington Electronic Business Solutions (WEBS) and THA's website. Proposals were due November 14, 2018.

On November 14, 2018, staff received four (4) 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 the committee would interview all four firms. 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 Points)

6. utilization plans for Targeted Business, Section 3 and Incorporation of Apprenticeship/Training Programs (20 Points)

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

Project: Hilltop Parcels GCCM Proposals 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
Charter	12	12	14	19	18	10	85	11	12	10	14	16	9	72	10	12	12	15	18	9	76	11	12	12	16	17	9	78
Marpac	12	15	15	20	18	13	93	13	14	15	17	17	14	90	13	13	13	18	19	13	89	13	14	14	18	18	13	91
Pavillion	15	7	15	20	20	15	92	12	11	10	14	16	13	76	12	9	12	15	18	10	76	13	9	12	16	18	13	81
Walsh	15	14	15	20	14	15	93	14	14	15	18	16	15	92	15	14	14	18	16	13	90	15	14	15	19	15	14	92

Staff recommends Walsh Construction to provide pre-construction and construction services for the development of up to 250 new affordable housing units on the Hilltop Parcels. Walsh Construction has presented a qualified team of professionals that are dedicated to achieve the project budget and timeline and has demonstrated success on previous project similar to the one proposed in this RFP process.

Recommendation

Approve Resolution 2018-12-12 (7) authorizing THA's Executive Director to negotiate and, if those negotiations are successful, to execute an agreement with Walsh Construction not-to-exceed \$115,000 for pre-construction services and negotiate a Guaranteed Maximum Price (GMP) for Phase I construction at the conclusion of the bidding phase in the summer of 2019.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-12-12 (7) (Hilltop Parcels 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 sites known as THA's Hilltop Parcels with up to 250 new affordable housing units; and

WHEREAS, On October 15, 2018, THA solicited proposals for a GC/CM contractor to provide pre-construction and construction services; and

WHEREAS, On November 14, 2018, THA received four (4) 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 Walsh Construction to provide preconstruction and construction services with a negotiated Guaranteed Maximum Price (GMP) for Phase I construction; 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, to execute an agreement with Walsh Construction not-to-exceed \$115,000 for pre-construction services and negotiate a Guaranteed Maximum Price (GMP) for Phase I construction at the conclusion of the bidding phase in the summer of 2019.

Approved: December 12, 2018



Dr. Minh Anh Hodge, Chair
STAN RUMBACH