



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-04-28 (3)

Date: April 28, 2021

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: 902 Administrative Office Building 1st Floor TI Contractor and FF&E Purchase

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to finalize the selection of the General Contractor for the 902 Administrative Office Building 1st Floor Tenant Improvement to Berschauer Construction Inc. and approve the budget expenditure for the Furniture, Fixtures and Equipment (FF&E.)

Background

On March 24, 2021, THA staff notified interested General Contractors and publicly advertised an Invitation to Bid (ITB) for the 902 Administrative Office Building 1st Floor Tenant Improvement (TI) project. The ITB requests competitive bids to perform the construction.

The ITB was posted on Washington Electronic Business Solutions (WEBS) and THA's website. A notice of opportunity was sent to prospective bidders, the small business incubator, plan centers and advertised in the *Tacoma News Tribune*. WEBS notified 353 interested parties. Six (6) firms responded to the ITB by the due date of April 21, 2021. THA RED staff reviewed the proposals.

The results are as follows:

| | |
|--------------------------------|--------------|
| American West Construction LLC | \$787,720.41 |
| Berschauer Construction Inc. | \$659,500.00 |
| Charter Construction | \$887,000.00 |
| Christensen Inc. | \$763,500.00 |
| JA Morris Construction | \$764,000.00 |
| Marpac Construction | \$1,319,000 |

The apparent low bidder at bid opening is Berschauer Construction Inc. On April 21, 2021, THA notified Berschauer Construction Inc. that it is the apparent low bidder, THA intends to award the bid to Berschauer Construction Inc. pending THA's Board of Commissioner's approval and further negotiations.

In conjunction with the construction and the architect's design, the project requires Furniture, Fixtures and Equipment (FF&E) to be sourced by the FF&E consultant, Objekts. The FF&E consultant solicits vendors to source furniture that will fit with the Architect's design for the project and to accommodate the working spaces for THA's staff. The TI will expand office space, provide efficient workflow and include improvements for a healthy and safe environment. Objekts solicits vendors to obtain quality products at competitive pricing, manages the FF&E deliveries and installation for a total proposal of \$271,612.

Budget authority for the project as previously approved by the Board of Commissioners (BOC) is \$1,500,000. The actual anticipated project budget is estimated at \$750,000 for construction and \$350,000 for FF&E. The amount of the contract to be executed with Berschauer Construction Inc. of \$659,500 and FF&E of \$271,612 falls within both the budget previously authorized by the BOC and the anticipated project budget estimates.

The remaining project budget will cover any contingencies for unexpected construction costs, potential FF&E overruns, architectural and engineering costs and testing and moving services. Should unexpected construction costs in the form of change orders exceed THA's construction budget estimate of \$750,000 and/or unexpected FF&E costs in the form of additional freight or material overruns exceed THA's budget estimate of \$350,000, a Resolution(s) will be presented to the BOC to request approval.

Recommendation

Approve Resolution 2021-04-28 (3) to authorize THA's Executive Director to execute a construction contract with Berschauer Construction Inc. in the amount of \$659,500.00 and approve the budget expenditure and purchase of FF&E from Objekts in the amount of \$271,612.00.



TACOMA HOUSING AUTHORITY

RESOLUTION 2021-04-28 (3) **(902 Administrative Office Building 1st Floor TI Contractor and FF&E Purchase)**

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

WHEREAS, On March 24, 2021, THA staff notified interested General Contractors and publicly advertised an Invitation to Bid (ITB) for the 902 Administrative Office Building 1st Floor Tenant Improvement project; and

WHEREAS, The ITB was posted on Washington Electronic Business Solutions (WEBS) and THA's website and a notice of opportunity was sent to prospective bidders, the small business incubator, plan centers, and advertised in the Tacoma News Tribune; and

WHEREAS, Six firms submitted proposals by the deadline of April 21, 2021; and

WHEREAS, The lowest responsive and responsible bidder is Berschauer Construction Inc. in the amount of \$659,500.00; and


WHEREAS, The Furniture, Fixtures & Equipment (FF&E) purchase for the project is sourced to accommodate construction design by the consultant, Objekts; and

WHEREAS, Objekts solicits vendors to obtain quality products at competitive pricing, manages the FF&E deliveries and installation for a total proposal of \$ 271,612.00; 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 execute a construction contract with Berschauer Construction Inc. in the amount of \$659,500.00 and approve the budget expenditure and purchase of FF&E from Objekts in the amount of \$271,612.00.

Approved: April 28, 2021



Stanley Rumbaugh, Chair