



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-01-24 (1)

**Date:** January 24, 2018  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** RAD A&E Work Addendum #9, Casey + DeChant Architects

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*This Resolution would authorize Tacoma Housing Authority's (THA) Executive Director to increase the amount of the contract with Casey + DeChant Architects for Architectural and Engineering (A&E) Services needed to complete the Rental Assistance Demonstration (RAD).*

### Background

On June 24, 2015, the Board approved Resolution 2015-6-24 (1) authorizing THA's Executive Director to negotiate and award a contract for the Architectural and Engineering (A&E) Services for the RAD Conversion Project, in an amount not-to-exceed \$500,000.00 for the predevelopment phase of work, to Casey + DeChant Architects.

On July 7, 2015, Tacoma Housing Authority (THA) entered into a contract with Casey DeChant Architects to provide limited professional Architectural and Engineering in conjunction with Walsh Construction, the General Contractor/Construction Manager (GCCM).

On January 27, 2016, the Board approved Resolution 2016-01-27 (1) authorizing THA's Executive Director to proceed with additional Work Scope. During the Design Phase, numerous requests for additional Work Scope were requested from several sources; RAD funders required additional Seismic and Environmental Reports, THA Property Management staff requested all new security system designs, changes to the HVAC systems required additional Consulting Engineer work, and during the Permit review process the City of Tacoma requested significant changes to the ROW improvements at all of the sites. Value Engineering also added additional costs. THA staff requested the inclusion of Construction Administration costs for the duration of the project from Casey + DeChant Architects. The additional A&E work resulted in an increase in the A&E contract to a not-to-exceed amount of \$1,031,000, including an additional amount of \$162,000.00 for contingency.

On July 26, 2017, the Board approved Resolution 2017-7-26 (1) authorizing THA's Executive Director to proceed with additional Work Scope and services. A large number of ASI's, RFI's

and supporting documents required a substantial increase in Construction Administration Services. Additional design work and consulting services were required due to plumbing defects discovered during demolition. HVAC venting systems were found to be failing and required vent replacement consulting and design. Roofing/Envelope consultants were required to perform more observations and reporting due to bad weather and roofing crews. The City of Tacoma required a surveyor to complete the As-built drawings of the Right of Way work at all 9 building sites. The additional A&E work resulted in an increase in the A&E contract to a not-to-exceed amount of \$211,100.

At this time, THA would like to revise the total contract for Casey + DeChant Architects due to additional scope. The Roofing/Envelope consultants performed additional observations and reporting due to continued bad weather and roofing crews. One of the elevators at Ludwig was found to contain a hydraulic jack that is 50 years old. It is of obsolete design and could not be brought up to meet current codes and regulations. The scope will require complete removal and replacement of the hydraulic jack and possibly additional removal, cleanup procedures and costs. Additional review and Elevator Consulting Services will be necessary and approval of Submittals, Request for Information and Change in Condition, design questions and other services. The construction schedule has been extended from September, 2017 to April, 2018 and follow-up work will add additional time to the A&E schedule and Scope of Work. A higher than usual contingency is included to cover the potential added removal and cleanup scope.

The additional fee for Construction Administration Services is \$70,000.00 which is attributed to the continued oversight and completion of RAD related work and the increase in Consultant fees for Elevator Consultants, Mechanical Engineering, Civil Engineering and Roofing/Envelope Observations is \$28,500.00 for a total contract increase of \$98,500.00.

Funding for the proposed increase is from the RAD Budget.

### **Recommendation**

Authorize THA's Executive Director to increase the contract amount for the A&E Services for the RAD Conversion Project by \$98,500.00 for a not-to-exceed amount of \$1,418,283.00 for the A&E services of Casey + DeChant Architects. This is less than 4% of the RAD construction budget.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2018-01-24 (1) (RAD A&E Work Addendum #9, Casey + DeChant Architects)

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

**WHEREAS**, On June 24, 2015, THA's Board of Commissioners approved Resolution 2015-6-24 (1) authorizing THA's Executive Director to award a contract for the Architectural and Engineering Services for the RAD Conversion Project to Casey + DeChant Architects in an amount not-to-exceed of \$500,000; and

**WHEREAS**, On January 27, 2016, THA's Board of Commissioners approved Resolution 2016-01-27 (1) in the amount of \$531,000 for additional A&E work scope for the project; and

**WHEREAS**, On July 26, 2017, THA's Board of Commissioners approved Resolution 2017-7-26 (1) in the amount of \$240,500 for additional A&E work scope for the project; and

**WHEREAS**, THA has estimated an additional \$98,500.00 in A&E services will be needed for the RAD Conversion project; now therefore, be it

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

Authorize THA's Executive Director to increase the contract amount with Casey + DeChant Architects by \$98,500.00 for a total not-to-exceed of \$1,418,283.00.

**Approved: January 24, 2018**

  
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Janis Flauding, Chair