



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-05-23 (1)

Date: May 23, 2018
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: 1800 Hillside Terrace Architectural & Engineering (A&E) Services

This resolution would authorize Tacoma Housing Authority's (THA) Executive Director to negotiate and execute a contract for A&E services for the 1800 Hillside Terrace redevelopment.

Background

On March 20, 2018, THA staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the redevelopment of 1800 Hillside Terrace.

We posted the Request for Qualifications on Washington Electronic Business Solutions, (WEBS) and THA's website.

Nine (9) firms responded to the RFQ by the date of April 17, 2018. All proposals were responsive and responsible. A review team comprising of THA staff reviewed and scored the proposals. The committee completed the first stage of the review process and determined that four (4) firms would advance to the second stage of the review with oral interviews. A maximum of 100 points were available. Points were organized into four primary sections, with proposals scored on several factors, including:

Scoring Section 1 is: Organizational and Staff Capacity (30 Points)

Scoring Section 2 is: Relevant Experience and Past Performance (25 Points)

Scoring Section 3 is: Approach and Response to Scope of Services (25 Points)

Scoring Section 4 is: Interview and references (20 Points)

After the oral interviews the evaluation team voted unanimously in favor of proceeding with contract negotiations with the firm of SMR Architects. The evaluation scores are as noted below:

Proposal Scoring Table

Firm	Panelist 1					Panelist 2					Panelist 3					Average				Total
	A	B	C	D	T	A	B	C	D	T	A	B	C	D	T	1	2	3	4	
Ankrom Moisan	26	23	23		72	25	24	22		71					0	17.00	15.67	15.00	0.00	47.67
BCRA	26	23	24		73	28	24	24		76					0	18.00	15.67	16.00	0.00	49.67
Casey+DeCant Arch	30	25	24	18	95	29	24	24	18	93				18	18	19.67	16.33	16.00	16.67	68.67
GGLO Design	30	25	25	17	97	29	25	24	17	95				20	20	19.67	16.67	16.33	18.00	70.67
Innova Architects	23	20	20		63	28	24	20		72					0	17.00	14.67	13.33	0.00	45.00
Jon Graves	26	23	20		69	28	22	20		70					0	18.00	15.00	13.33	0.00	46.33
SMR	30	25	25	19	99	29	25	24	18	96				20	20	19.67	16.67	16.33	19.00	71.67
LRS	27	23	24		74	26	24	22		72					0	17.67	15.67	15.33	0.00	48.67
Rice Fergus Miller	27	25	24	18	94	29	24	24	17	94				19	19	18.67	16.33	16.00	18.00	69.00

Recommendation

Based on the above scores, staff recommends awarding a contract to the firm of SMR Architects to perform architectural and engineering services for the 1800 Hillside Terrace redevelopment in the amount not-to-exceed \$900,000. If staff is unable to negotiate a contract with the highest ranking firm of SMR Architects, authorize the Executive Director to negotiate and award a contract with the second highest ranking firm of GGLO Architects.



TACOMA HOUSING AUTHORITY

RESOLUTION 2018-05-23 (1) (1800 Hillside Terrace A&E Services)

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

WHEREAS, On March 20, 2018, Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the 1800 Hillside Terrace Redevelopment; and

WHEREAS, The RFQ was posted on the Washington Electronic Business Solutions and THA's websites; and

WHEREAS, Nine (9) firms submitted proposals by the deadline of April 17, 2018, all were deemed responsive and responsible; and

WHEREAS, An evaluation team, comprised of THA staff reviewed and scored the proposals according to evaluation criteria listed in the RFQ; and

WHEREAS, The evaluation team voted unanimously in favor of awarding a contract to the firm of SMR Architects; now, therefore, be it

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

Negotiate and award a Contract for the Architectural and Engineering Services for 1800 Hillside Terrace Redevelopment in an amount not-to-exceed of \$900,000 to SMR Architects. If staff is unable to negotiate a contract with the highest ranking firm of SMR Architects, authorize the Executive Director to negotiate and award a contract with the second highest ranking firm of GGLO Architects.

Approved: May 23, 2018



Janis Flauding, Chair