



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-1-28 (3)

Date: January 28, 2015
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: GGLO A&E Services for Bay Terrace Phase 2

Background

This resolution will authorize the Executive Director to negotiate and, if those negotiations are successful, to execute a contract with GGLO for architectural services for Bay Terrace Phase 2.

On June 24, 2009, the Board approved resolution 2009-06-24(1) authorizing the Executive Director to negotiate and award a contract to GGLO for the architecture and engineering (A&E) services for the 1800 and 2500 Hillside Terrace redevelopment. (Since the approval of that resolution THA renamed the 2500 block redevelopment to Bay Terrace Phases 1 and 2.) Bay Terrace Phase 1 construction completed in July 2014. It is 100% occupied. Staff has begun the necessary predevelopment work and financial testing to begin the Bay Terrace Phase 2 project and commenced negotiations with GGLO for architecture and engineering design. The Phase 2 project will complete 2500 block redevelopment.

Phase 2 will likely include 74 affordable rental housing units with new, infrastructure, landscaping and Right-of-Way improvements. The following table depicts the unit mix program.

Unit Type	No. of Units	Income Limit
1 bedroom	13	30% AMI
2 bedroom	10	30% AMI
3 bedroom	7	30% AMI
1 bedroom	10	40% AMI
2 bedroom	9	40% AMI
3 bedroom	3	40% AMI
1 bedroom	7	60% AMI
2 bedroom	10	60% AMI
3 bedroom	5	60% AMI
Total	74	

The addition of these Phase 2 units will provide a total of 144 affordable units for the 2500 block. This is a net gain of 63 affordable units above the 81 public housing units demolished on the 2500 block.

On January 8, 2015 staff received a proposal from GGLO Architects to design the Phase 2 project in the amount of \$1,398,934 for the following services.

Basic Services	Proposal Cost
Schematic Design	\$258,938
Design Development	\$300,977
Construction Documents	\$347,164
Bidding Support	\$20,092
Construction Phase Support	\$225,977
Sub-Total	\$1,153,148
Additional Services	
Feasibility Concept Plans & Renderings	\$32,000
Shoring Design	\$4,786
Demolition Drawings	\$22,485
Right-of-Way Design	\$77,657
Irrigation Design	\$16,174
Misc. SWPPP & Soils Management	\$20,000
Furnishings	\$12,000
Reimbursable Expenses	\$60,360
Sub-Total	\$245,786
Total Fee & Reimbursables	\$1,398,934

Recommendation

Approve Resolution 2015-1-28(3) authorizing the Executive Director to negotiate and, if those negotiations are successful, to execute a new agreement with GGLO Architects for Architectural and Engineering Services in an amount not-to-exceed of \$ 1,400,000.00 for the design of the Bay Terrace Phase II project.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-1-28 (3) (GGLO A&E Services for Bay Terrace Phase 2)

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

Whereas, RCW 35.82.070(2) provides that a housing authority is authorized to “prepare, carry out, acquire, lease and operate housing projects; [and] to provide for the construction, reconstruction, improvement, alternation or repair of any housing project or any part thereof” and RCW 35.82.020 defines “housing project” to include, among other things, “any work or undertaking . . . to provide decent, safe and sanitary urban or rural dwelling apartments, mobile home parks or other living accommodations for persons of low income”;

Whereas, RCW 35.82.070(1) provides that a housing authority may, among other things, “make and execute contracts and other instruments, including but not limited to architectural design agreements”;

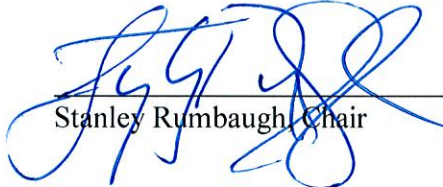
Whereas, on July 24, 2009 the Board approved Resolution 2009-06-24(1) authorizing the Executive Director to negotiate and award a contract for Architectural and Engineering Services for the 1800 and 2500 Hillside Terrace redevelopment and GGLO was properly procured to provide architectural services for this development ((THA renamed the 2500 block Hillside Terrace redevelopment as Bay Terrace Phase 1 and 2);

Whereas, the Housing Authority of the City of Tacoma has negotiated a not-to-exceed fee for Phase 2 Architectural and Engineering Services with GGLO Architects in the amount of \$1,398,934 for Basic and Additional Services; and

Whereas, the approval of this Resolution will be in the best interest of the Authority to begin design services to meet deadlines imposed on the agency as a result of receiving Low Income Housing Tax Credits;

Resolved by the Board of Commissioners of the Tacoma Housing Authority as follows:
The Executive Director is authorized to negotiate, and if those negotiations are successful, to execute a new agreement with GGLO Architects for architectural and engineering services in an amount not-to-exceed of \$ 1,400,000.00 for Bay Terrace Phase 2 project.

Approved: January 28, 2015


Stanley Rumbaugh, Chair