



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-10-28 (5)

Date: October 28, 2015

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Authorization Award Contract to Robinson Noble for Sub-surface Investigation at 602 South Wright Street and 2302-6th Avenue Properties

This resolution authorizes the noncompetitive procurement of Robinson Noble to complete the environmental assessment work it has performed as part of the RAD a redevelopment at two of THA's properties.

Background

As a part of the Due Diligence for the Rental Assistance Demonstration (RAD) Conversation Project, Tacoma Housing Authority (THA) undertook an Environmental Phase 1 Survey for the Traditional Public Housing Properties (the seven senior buildings, Bergerson Terrace and Dixon Village). The Phase 1 Survey revealed potential environmental issues at 602 South Wright Street Apartments and 2302-6th Avenue Apartments. THA engaged the services of Robinson Noble to perform a limited Phase 2 Environmental Review. That review indicated that both properties do have environmental issues. THA determined that additional delineation of the contaminated areas was necessary. THA needs to submit a draft cleanup action plan to the Washington State Department of Ecology for approval into their Voluntary Cleanup Program. THA needs this plan before it can close on its tax-credit financing. This means THA is in a great hurry.

Real Estate Development (RED) proposes that THA contract with Robinson Noble to complete the sub-surface investigation of the two properties. Its bids for the work are: 602 South Wright Street at \$78,960 and 2302-6th Avenue at \$28,985 for a total of \$107,945. RED proposes that THA accept these bids under section 8.12 of THA's procurement policy that allows for noncompetitive procurement.

Under this provision, this noncompetitive procurement would be appropriate for the following reasons:

1. Robinson Noble is the sole vendor that can meet the required tax credit deadlines for closing. Completion of the report and preparation of the plan is a requirement of the tax credit investor. These deadlines are critical if THA is to raise the equity necessary. If THA misses those deadlines, it risks losing those tax credits.
2. Robinson Noble has the history and background on the two sites where the work is required. It devised the initial plan. This new work would be an extension of that work. This familiarity with the project will save time and cost, particularly the staff time needed to update a different consultant.
3. The proposed cost of the work is in line with vendors performing similar work.

Staff requests authorization to award the contract for the Sub-surface Investigation at 602 South Wright Street and 2302-6th Avenue Properties to Robison Noble in the amount of \$107,945.

Recommendation

Approve Resolution 2015-10-28 (5) authorizing THA's Executive Director to award the Sub-surface Investigation for the 602 South Wright Street and 2302-6th Avenue Properties to Robinson Noble in the amount of \$107,945.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-10-28 (5)

(Award contract to Robinson Noble for Subsurface Investigation
602 South Wright Street and 2302 6th Avenue Property)

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

WHEREAS, The Phase 1 Environmental Review indicated potential environmental issues at 602 South Wright Street Apartments and 2302-6th Avenue Apartments; and

WHEREAS, Robinson Noble performed a limited Phase 2 Environmental Review and that determined that the properties did have environmental issues; and

WHEREAS, THA needs an additional delineation of the contaminated areas to develop a draft cleanup action plan that the Washington State Department of Ecology will require as part of its Voluntary Cleanup Program; and

WHEREAS, Time is short because THA must complete this work before it can complete its tax credit financing. This schedule does not permit the time it would take to use a competitive procurement or to acquaint a new contractor to the work; and


WHEREAS, THA performed a noncompetitive procurement and received a proposal to perform the work from Robinson Noble in the amount of \$107,945; and

WHEREAS, The work will be funded through Capital Funds; 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 award the noncompetitive contract for Sub-surface Investigation at 602 South Wright Street and 2302-6th Avenue Properties to Robinson Noble in the amount of \$107,945.

Approved: October 28, 2015


Stanley Rumbaugh, Chair