



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-12-16 (5)

Date: December 16, 2015

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Authorization to Award Contract to Robinson Noble for Additional Subsurface Investigation at 602 South Wright Street and Environmental Cleanup at 2302 6th Avenue Property

This authorization would authorize the Executive Director to negotiate, and if those negotiations are successful, to execute a non-competitive contract with Robinson Noble for urgent environmental services at the 6th Avenue and Wright Street buildings for a contract amount of appropriately \$170,000.

Background

On October 28, 2015, the Board of Commissioners approved Resolution 2015-10-28 (1) authorizing THA's Executive Director to award the contract for Subsurface Investigation at 602 South Wright Street and 2302 6th Avenue Property to Robinson Noble. Robinson Noble completed the subsurface investigations and the draft cleanup action plans for both sites. It then submitted the cleanup action plans to the Washington State Department of Ecology (DOE) for approval into the state's Voluntary Cleanup Program. THA staff and Robinson Noble met with the DOE and discussed the plans with them. DOE is completing its formal review of the cleanup action plans and we expect its comments back by the end of December, 2015. DOE stated it was comfortable with the environmental cleanup action plans prepared by Robinson Noble for 6th Avenue. It expressed that it would like additional subsurface investigation at Wright Street.

In anticipation of DOE's final comments, and based on their initial feedback, staff requested that Robinson Noble prepare a budget for both the 6th Avenue clean up and additional subsurface investigation at Wright Street. In order to meet the timing deadline for the tax credit closing THA did not do a competitive procurement. The proposals received were:

• 602 South Wright Street:	\$113,536
• 2302 6th Avenue:	<u>\$54,540</u>
Total:	\$167,936

This is a non-competitive procurement in accordance with Section 8.12 of THA PCI-01 Procurement Policy for the following reasons:

1. Time is of the essence – Closing is contingent upon cleanup action plans that satisfy the lender and investor.
2. Robinson Noble's technical expertise was integral to the investor and lender's support of the environmental cleanup approach and cleanup action plans. They will be able to continue moving forward without having to bring a new vendor up to speed or obtain the support of our partners.
3. Robinson Noble devised the initial plan. The remainder of the work will complete the cleanup that is needed for 6th Avenue, and further help determine the final clean up needed for Wright Street by doing additional exploration work.

THA staff is requesting to award the contract for the additional subsurface investigation at 602 South Wright Street and the environmental cleanup at 2302 6th Avenue Property to Robison Noble in the amount of \$167,936. This amount is pending final comments from DOE. Should the final comments be consistent with their initial comments, the intention is to proceed with this contract. If the final comments are not consistent with their initial comments, THA will need to address the comments and revise the scope of work.

Recommendation

Approve Resolution 2015-12-16 (5) authorizing THA's Executive Director to award the additional Subsurface Investigation for the 602 South Wright Street and environmental cleanup contract at 2302 6th Avenue Property to Robison Noble in the approximate amount of \$170,000 with the authority to go up to \$200,000 if the DOE scope of work requires it



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-12-16 (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 determined that more delineation of the contaminated areas was necessary. THA asked Robinson Noble to develop a draft cleanup action plan that it submitted to the Washington State Department of Ecology for approval into its Voluntary Cleanup Program, and

WHEREAS, DOE determined that (i) additional investigation is needed to further delineate the environmental issues at Wright Street and (ii) the plans for the cleanup activities for 6th Avenue are initially acceptable to DOE, and

WHEREAS, the schedule for this work did not allow time for a normal competitive procurement because of the urgent RAD tax credit financial closing schedule; and

WHEREAS, THA performed a noncompetitive procurement and received a proposal to perform the work from Robinson Noble in the amount of \$167,936, 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:

THA's Executive Director is authorized to execute a contract for subsurface investigation at 602 South Wright Street and environmental cleanup at 2302 6th Avenue Property to Robinson Noble in the approximate amount of \$170,000, provided this authorization would go up to \$200,000 if the DOE scope of work requires the additional cost.

Approved: December 16, 2015



Stan Rumbaugh, Chair