



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-6-25 (2)

Date: June 24, 2015

To: THA Board of Commissioners

From: Michael Mirra
Executive Director

Re: Authorization to award RAD Conversion Project General Contractor/Construction Manager Services

Background

This resolution would authorize the executive director to negotiate, and if those negotiations are successful, executive a contract for predevelopment General Contractor/Construction Management Services (GCCM) for the RAD conversion project. The Board will recall that the RAD conversion project will have THA trade in its public housing subsidies for section 8 subsidies. As part of this conversion, THA will fix up its entire portfolio.

On May 19, 2015, Tacoma Housing Authority (THA) staff issued a Request for Proposals (RFP) from firms interested in providing these predevelopment GCCM services. The scope of the work includes pre-construction, construction management and general contractor services.

THA posted the RFP on the Washington Electronic Business Solutions, the Bluebook, and THA's website on May 19, 2015.

THA hosted a pre-submittal conference on May 27, 2015. The Project team reviewed the scope of work and the RFP process at the conference. Five (5) firms attended the conference. Questions were answered via an addendum.

THA received one (1) responsive proposal by the deadline of June 9, 2015.

An evaluation team, comprised of three (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFQ. The committee completed the first stage of the review process and determined that the one proposal would advance to the second stage of the review - the oral interviews. A maximum of one hundred (100) points were available. Points were organized into six primary sections, with proposals scored on several factors, including:

1. Firm Experience (15 Points);

2. Record of Safety (15 Points);
3. GCCM Project Team (15 Points);
4. Project Approach (20 Points);
5. Fee Proposal (15 Points); and
6. Utilization plans for Targeted Business, Section 3 and Incorporation of Apprenticeship/Training Programs (20 Points).

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

Firm	Panelist 1							Panelist 2							Panelist 3							Average						
	1	2	3	4	5	6	T	1	2	3	4	5	6	T	1	2	3	4	5	6	T	1	2	3	4	5	6	Total
Walsh Const	15	15	15	20	14	20	99	15	15	15	20	15	20	100	15	15	15	20	15	18	98	15	15	15	19	15	19	98

Recommendation

Approve Resolution 2015-6-24 (2) authorizing THA's Executive Director to negotiate and if those negotiations are successful, award a contract for the General Contractor/Construction Manager services for the RAD Conversion Project in an amount not to exceed of \$100,000 for the predevelopment phase of work to Walsh Construction.



TACOMA HOUSING AUTHORITY

RESOLUTION 2015-6-24 (2)

AWARD A CONTRACT FOR PREDEVELOPMENT GCCM SERVICES FOR RAD PROJECT

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

WHEREAS, On May 27, 2015, Tacoma Housing Authority (THA) staff issued a Request for Proposals (RFP) from firms interested in providing construction management and general contractor services for the RAD Conversion Project; and

WHEREAS, The RFP was posted on the Washington Electronic Business Solutions, the Bluebook, and THA's website on May 19, 2015; and

WHEREAS, One firm submitted proposal by the deadline of June 9, 2015, and was deemed responsive; and

WHEREAS, An evaluation team, composed of three (3) THA staff reviewed and scored the proposal according to evaluation criteria listed in the RFQ; and

WHEREAS, The evaluation team voted unanimously in favor of proceeding with contract negotiations with Walsh Construction; 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 negotiate, and if those negotiations are successful, award a contract for the Construction Manager/General Contractor Services for the RAD Conversion Project in an amount not to exceed \$100,000 with Walsh Construction.

Approved: June 24, 2015

Stan Rumbaugh, Chair