



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2016-12-14 (5)

**Date:** December 14, 2016

**To:** THA Board of Commissioners

**From:** Michael Mirra  
Executive Director

**Re:** Authorization to Award Contract to Robinson Noble for Supplemental Remedial Investigation and Feasibility Studies at 602 South Wright Street and 911 North K Street (Work Plan)

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This resolution authorizes the noncompetitive procurement of Robinson Noble to perform Supplemental Remedial Investigation and Feasibility Study's as delineated in a Work Plan presented to Department of Ecology (DOE) in October, 2016. This work is related to the environmental work it has performed as part of the Rental Assistance Demonstration (RAD) redevelopment at two of Tacoma Housing Authority's (THA) properties.

### 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 6<sup>th</sup> Avenue properties to Robinson Noble. Robinson Noble completed the subsurface investigation and the draft cleanup action plans for both sites. It then submitted the cleanup action plan to the Washington State Department of Ecology (DOE) for approval into the state's Voluntary Cleanup Program. DOE was comfortable with the cleanup action plans for 6<sup>th</sup> Avenue but requested additional testing at 602 South Wright Street.

On December 16, 2015, the Board of Commissioners approved Resolution 2015-12-15 (5) authorizing the award of a contract for additional subsurface investigation at 602 South Wright Street and the Environmental Cleanup at 2302 6<sup>th</sup> Avenue.

The Environmental Cleanup was completed at 2302 6<sup>th</sup> Avenue and on July 13, 2016 and the DOE issued a No Further Action for that property.

The additional subsurface investigation performed at 602 South Wright Street resulted in a Remedial Investigation and Feasibility Study that was presented to DOE in February, 2016. On July 25, 2016, DOE responded with a Further Remedial Action request. In October, 2016 Robinson Noble prepared and presented a Sampling and Analysis Plan (Work Plan) for the property to DOE. The work plan covered the preparation of a supplemental remedial

investigation and feasibility study to address identified areas of impact on the property and to achieve a No Further Action (NFA) status for the property with an environmental covenant from DOE.

In December, 2015 Robinson Noble prepared a Voluntary Cleanup Program application with a Request for an Opinion on the previously performed independent cleanup on THA's 911 North K Street Property. In July, 2016 DOE issued a Further Action letter. In September, 2016 Robinson Noble prepared a supplemental Remedial Investigation and Feasibility Study plan for the environmental issues at the property.

In October, 2016 Staff and Robinson Noble met with the DOE and discussed the work plans for both properties with them and DOE indicated that the scope of work addressed their prior comments, which were the need to collect additional data on the extent and nature of impacts in of the contamination on both sites. Based on DOE's response, THA staff requested Robinson Noble to prepare pricing for the work needed to address DOE's requests. Robinson Noble provided the following:

602 South Wright Street	\$ 82,430.00
911 North K Street	<u>\$ 60,422.00</u>
	\$142,872.00

The work will be funded through the RAD project.

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

1. 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 complete this work in a timely manner due to their familiarity with the sites, conditions and the DOE requirements.
2. Robinson Noble devised the initial plan. The remainder of their work will finalize the clean-up and/or monitoring action needed for Wright Street and K Street. This will include further exploratory work.
3. We do not have time for a new contractor to become familiar with the property and the record. We must meet important financing deadlines.

Staff is requesting the award of the contract for the Work Plan at 602 South Wright Street and the Remedial Investigation and Feasibility study for 911 North K Street in the amount of \$142,872 to Robinson Noble. Section 8.12.3 allows THA to accept this noncompetitive proposal if THA determines the amount is reasonable under the analysis of section 8.13. Staff performed this analysis as follows: reviewed consultants breakdown of cost proposal which included the sub-contractor proposals including overhead and profit and prevailing wage (where applicable) and found them to be reasonable and within market standards.

**Recommendation**

Authorize THA's Executive Director to execute the contract for the Work Plan at 602 South Wright Street and the Remedial Investigation and Feasibility study for 911 North K Street in the amount of \$142,872 to Robinson Noble.



# TACOMA HOUSING AUTHORITY

## **RESOLUTION 2016-12-14 (5)**

### **(Authorization to Award Contract to Robinson Noble for Supplemental Remedial Investigation and Feasibility Study at 602 South Wright Street and 911 North K Street)**

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

**WHEREAS**, On December 16, 2015, the Board of Commissioners approved Resolution 2015-12-16 (5) authorizing THA's Executive Director to award a contract to Robinson Noble for additional environmental investigation at 602 South Wright Street and environmental cleanup at 2302 6<sup>th</sup> Avenue Apartments; and

**WHEREAS**, Robinson Noble completed the work on both properties and submitted to Department of Ecology reports describing the results of that work; and

**WHEREAS**, On July 13, 2016, the Department of Ecology issued a No Further Action letter for the environmental cleanup at 2302 6<sup>th</sup> Avenue; and

**WHEREAS**, On July 25, 2016, the Department of Ecology issued a Further Action required letter for the environmental issues at 602 South Wright Street; and

**WHEREAS**, In December, 2015 Robinson Noble submitted to Department of Ecology a Request for an Opinion letter on THA's 911 North K Street Property; and

**WHEREAS**, In June, 2016 DOE issued a Further Action letter for THA's 911 North K Street property; and

**WHEREAS**, In October, 2016 Robinson Noble prepared a supplemental Remedial Investigation and Feasibility Study plan for the environmental issues at THA's 911 North K Street property, and a Work Plan for 602 South Wright Street property; and

**WHEREAS**, DOE has indicated the proposed scope of work to remediate environmental concerns at both properties addressed DOE's prior comments; and

**WHEREAS**, Robinson Noble is familiar with both properties and the remedial work needed to address the DOE concerns; and

**WHEREAS**, THA's procurement policy PCI-01 allows the noncompetitive procurement under circumstances that are present in this case and THA has received a proposal to perform the work from Robinson Noble in the amount of \$142,872 that THA has determined is reasonable; and

**WHEREAS**, The work will be funded through the RAD project; 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 execute a contract for the Work Plan at 602 South Wright Street and the Remedial Investigation and Feasibility study for 911 North K Street in the amount of \$142,872 to Robinson Noble.

**Approved: December 14, 2016**

  
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Dr. Arthur C. Banks, Chair