



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-07-26 (1)

Date: July 26, 2017
To: THA Board of Commissioners
From: Michael Mirra
Executive Director
Re: RAD A&E Work Addendum #8, Casey + DeChant Architects

This Resolution would authorize Tacoma Housing Authority's (THA) Executive Director to increase the amount of the contract with Casey + DeChant Architects for Architectural and Engineering (A&E) Services needed to complete the Rental Assistance Demonstration (RAD) by \$240,500 for a not-to-exceed amount of \$1,271,500.

Background

On June 24, 2015, the board approved Resolution 2015-06-24 (1) authorizing THA's Executive Director to negotiate and award a contract for the Architectural and Engineering (A&E) Services for the RAD Conversion Project, in an amount not-to-exceed \$500,000 for the predevelopment phase of work, to Casey + DeChant Architects.

On July 7, 2015, THA entered into a contract with Casey DeChant Architects to provide limited professional Architectural and Engineering in conjunction with Walsh Construction, the General Contractor/Construction Manager (GCCM).

On January 27, 2016, the board approved Resolution 2016-01-27 (1) authorizing THA's Executive Director to proceed with additional Work Scope. During the Design Phase, numerous requests for additional Work Scope were requested from several sources; RAD funders required additional Seismic and Environmental Reports, THA Property Management staff requested all new security system designs, changes to the HVAC systems required additional Consulting Engineer work, and during the Permit review process the City of Tacoma requested significant changes to the ROW improvements at all of the sites. Value Engineering also added additional costs. THA staff requested the inclusion of Construction Administration costs for the duration of the project from Casey + Dechant Architects. The additional A&E work resulted in an increase in the A&E contract to a not-to-exceed amount of \$1,031,000, including an additional amount of \$162,000 for contingency.

At this time, THA would like to revise the total contract for Casey + DeChant Architects due to

additional scope. This additional scope includes issuing Architects Supplemental Instructions (ASI's), reviewing and approving Submittals, Request for Information RFI's, and Change in Condition (CIC's), site design questions and other services. The construction schedule has been extended from August to September and follow up work will add a month or more to the A&E schedule and Scope of Work.

The additional fee for Construction Administration Services is \$120,000, the increase in Consultant fees for Mechanical Engineering, Civil Engineering and Roofing/Envelope Observations is \$89,100 (billed at time) and a contingency of \$31,400 is included for a total increase of \$240,500.

Funding for the proposed increase is from the miscellaneous sources of RAD Funds, Moving to Work (MTW) funds and other funding sources contributing to the mixed finance project budget. Soft costs are running under budget and this will come from a reallocation of those funds and will not affect contingency.

Recommendation

Authorize THA's Executive Director to increase the contract amount for the A&E Services for the RAD Conversion Project by \$240,500 for a not-to-exceed amount of \$1,271,500 for the A&E services of Casey + DeChant Architects.



TACOMA HOUSING AUTHORITY

RESOLUTION 2017-07-26 (1) (RAD A&E Work Addendum #8, Casey + DeChant Architects)

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

WHEREAS, On June 24, 2015, THA's Board of Commissioners approved Resolution 2015-06-24 (1) authorizing THA's Executive Director to award a contract for the Architectural and Engineering Services for the RAD Conversion Project to Casey + DeChant Architects in an amount not-to-exceed of \$500,000; and

WHEREAS, On January 27, 2016, THA's Board of Commissioners approved Resolution 2016-01-27 (1) in the amount of \$531,000 for additional A&E work scope for the project; and

WHEREAS, THA has estimated an additional \$240,500 in A&E services will be needed for the RAD Conversion 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 increase the contract amount with Casey + DeChant Architects by \$240,500 for a total not-to-exceed of \$1,271,500.00.

Approved: July 26, 2017

A handwritten signature in blue ink, appearing to read "Dr. Arthur C. Banks", is written over a horizontal line.

Dr. Arthur C. Banks, Chair