



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2012-11-28 (2)

**Date:** November 28, 2012  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Architecture & Engineering Services for Gravelly Lake Drive Project - Contract Amendment

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### Background

**Summary:** Resolution 2012-7-9 (2) authorized the Executive Director to negotiate and award a contract for architectural and engineering services for the Gravelly Lake Drive project with Rice Fergus Miller Architects in an amount not to exceed \$325,000. This resolution would increase that amount by \$189,499 for a new total of \$514,499. This increase covers additional work that the project anticipated but did not include in the initial contract because the scope of that additional work could not be clarified until later. The increase also includes additional work that the City of Lakewood is requiring. The project budget is capable of accommodating the new total. The new total is also within state guidelines for architectural services.

**Detail:** One of the issues we are dealing with on this project across several disciplines is that since it is such a small project we do not realize any economies of scale. The initial contract amount proposed by the architecture firm was very high; one we could not support. As a resolution, rather than using a more typical time and materials approach to determine the contract amount we, THA and Rice Fergus Miller agreed to use the State schedule as a basis to determine the contract amount. The State schedule uses a percentage of the construction amount as the base price for architectural services. Additional items are added to the basic contract in order to determine the full amount. Below is a breakdown of how far the \$325,000 originally allocated to the project went:

Total Basic Contract	\$195,905
(Schematic Design, Design Dev. & Construction Docs)	
Pre-Charrette Planning	\$ 4,200
Site Assessment	\$ 24,000
Civil/Landscape (SD, DD, CD)	\$ 73,000
Cost Estimating (3 estimates)	\$ 11,000
Geo-tech	\$ 11,000
Reimbursibles	\$ 5,895
Total	\$325,000

Several items are not covered in the above breakdown, including: construction administration, bidding and close-out for both the architect and engineers; work involved to comply with the Evergreen Development Standards (required if receive public funding); work associated with the telecommunications; and a lot line adjustment. In addition, since we initially looked at the project structure we have decided that a condominium structure would be best for this project, based on consultation with our attorney, which requires a condominium survey. Additionally, the City of Lakewood has required additional offsite improvements which increased the scope of the engineer's contract. The breakdown of these items is as follows:

Basic Services Increase	\$ 16,622
Architect Bidding & Award	\$ 5,000
Architect Construction Administration	\$ 89,667
Engineer Bidding	\$ 5,500
Engineer Construction Administration	\$ 13,250
Engineer Close out	\$ 6,600
Evergreen Standards	\$ 38,450
Telecommunications	\$ 5,500
Lot Line Adjustment	\$ 3,850
Condo Survey	\$ 5,060
TOTAL	\$189,499

The basic architecture falls within the range deemed acceptable by the State Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects. Per the State Guidelines for this type of building with an estimated construction contract of \$3.2 million, basic services should be approximately 9.06% of the total construction contract amount. The increase to the A&E contract increases the basic services contract to approximately 9.6% of the total construction contract amount. The cost above the state guidelines are attributable to additional services (civil engineering, geo-tech, etc.) on top of the architect's basic services and are required for the project.

These costs will be covered by the project sources for the project (to date we have received Housing Trust Fund and Pierce County 2163 awards). LASA is represented at all design meetings and has been a part of the budget discussions.

**Board Resolution**

The subject resolution seeks Board Approval to authorize staff to sign a contract amendment with Rice Fergus Miller to increase the contract amount by \$189,499 to a total not-to-exceed of \$514,499

**Recommendation**

Approve Resolution 2012-11-28(2)) authorizing Executive Director or his designee to increase the contract amount for the Architectural and Engineering Services for the Gravelly Lake Drive project by \$189,499 for a total amount not-to-exceed of \$514,499 with Rice Fergus Miller.



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2012-11-28(2)

### Architectural and Engineering Services for Gravelly Lake Drive – Contract Amendment

**WHEREAS**, on July 9, 2012 The Board of Commissioners (BOC) of Tacoma Housing Authority (THA) authorized the Executive Director to award a contract to Rice Fergus Miller for Architectural and Engineering (A&E) services for the Gravelly Lake Drive project with LASA;

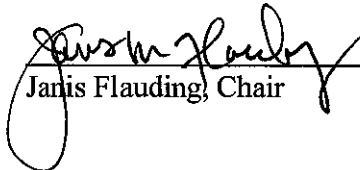
**WHEREAS**, THA and Rice Fergus Miller agreed to an initial contract for about \$325,000. The parties anticipated adding further work to the contract once they identified the scope of that additional work. Also, additional work later appeared to be necessary as a result of City of Lakewood design requirements.

**WHEREAS**, the scope for this additional work has been defined and its cost requires an increase to the contract of \$189,499, for a new total of \$514,499;

*Resolved by the Board of Commissioners of the Housing Authority of the City Of Tacoma, Washington, that:*

Approve Resolution 2012-11-28() authorizing Executive Director or his designee to increase the contract amount for the Architectural and Engineering Services for the Gravelly Lake Drive project by \$189,499 for a total amount not-to-exceed of \$514,499 with Rice Fergus Miller.

**Approved:** November 28, 2012

  
Janis Flauding, Chair