TACOMA HOUSING AUTHORITY

RESOLUTION 2012-2-22(5)

DATE: February 22, 2012

TO: Board of Commissioners

FROM: Michael Mirra, Executive Director

RE: Architecture & Engineering Services for Hillside Terrace Phase I, Amendment to Resolution 2009-06-24(1)

Background

On June 24, 2009 the Board approved Resolution 2009-06-24(1) authorizing the Executive Director to negotiate and award a contract for the Architectural and Engineering (A&E) Services for the 1800 and 2500 Hillside Terrace Apartment redevelopment project in an amount not-to-exceed $2,500,000. The contract was awarded to GGLO Architects.

Pursuant to the above authorization staff has negotiated and engaged GGLO Architects for various A&E services during the concept phase in preparation for a HOPEVI application in 2010 and support for various other successful funding applications. GGLO has work with THA to develop site massing studies, general programming for the project, delivered a master development plan for the housing and a community/education facility, preliminary site plans and building elevations drawings, environmental sustainability reports, infrastructure replacement plan, estimating, a master schedule and participated in many community meetings. GGLO was instrumental in guiding staff and residents through a design charrette process and have facilitated several meetings with City building officials.

Through the completion of the above tasks and deliverables, staff has completed fee negotiations with GGLO to complete the Phase I housing and community/education facility architecture and engineering design. The negotiated total fixed fee for basic and additional services is: $1,687,865.00, plus not-to-exceed $150,606 in reimbursable expenses.

The above fix fee and reimbursable expense combined with the expenditures during the concept phase will exceed the $2,500,000 limit authorized by resolution 2009-06-24(1). Staff is proposing to increase the limit to $2,665,000. This increase will account for the expenditures from the concept phase, the new proposed fees for the future design development phase and a 3% contingency fund.

Recommendation

Approve Resolution 2012-2-22- (5) to amend Resolution 2009-06-24(1) dated June 24, 2009 to increase the not-to-exceed amount of $2,500,000 to $2,665,000 for Hillside Terrace Phase I A&E Services. In addition, authorize the Executive Director to award a contract for architecture and engineering services with GGLO Architects for a fix fee of $1,687,865.00 and not-to-exceed reimbursable cost of $150,606 for the design of Hillside Terrace Phase I redevelopment.

TACOMA HOUSING AUTHORITY

RESOLUTION 2012-2-22 (5)

Architecture & Engineering Services for Hillside Terrace Phase I, Amendment to Resolution 2009-06-24(1)

WHEREAS, On May 2, 2009, Tacoma Housing Authority (THA) staff issued a Request for Qualifications (RFQ) from firms interested in providing architecture and engineering services for the 1800 and 2500 Hillside Terrace redevelopment project;

WHEREAS, On June 24, 2009 the THA Board of Commissioners approved Resolution 2009-06-24(1) authorizing the Executive Director to negotiate and award a contract for the architecture and engineering services to GGLO Architects for the 1800 and 2500 Hillside Terrace redevelopment in an amount not-to-exceed $2,500,000;

WHEREAS, the Executive Director and/or his assigns have negotiated a contract and various amendments with GGLO Architects to provide programming, concept and preliminary design services required for various funding applications, and community outreach;

WHEREAS, staff has negotiated an A&E Services Scope of Work, a fixed fee of $1,687,865.00 and not-to-exceed reimbursable cost of $150,606 with GGLO Architects for the Hillside Terrace Phase I housing and community/education facilities A&E Services;

WHEREAS, the negotiated A&E fixed fee and reimbursable cost combined with expenditures for concept design services will exceed the not-to-exceed amount of $2,500,000 authorized by Resolution 2009-06-24(1) on June 24, 2009;

WHEREAS, staff is proposing to amend Resolution 2009-06-24(1) to increase the not-to-exceed amount from $2,500,000 to $2,665,000 to accommodate for the A&E Services negotiated fees and reimbursable cost plus a 3% contingency fund for the Hillside Terrace Phase I A&E Services.

WHEREAS,

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

authorizes an increase in the not-to-exceed amount for Hillside Terrace A&E services of $2,500,000 as set forth in Resolution 2009-06-24(1) dated June 24, 2009. The increase will be to $2,665,000. In addition, the board authorizes the Executive Director to award a contract for architecture and engineering services with GGLO Architects for a fix fee of $1,687,865.00 and not-to-exceed reimbursable cost of $150,606 for the Hillside Terrace Phase I redevelopment.

Approved: February 22, 2012

Janis Flauding, Chair