



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-3-28 (1)

DATE: March 28, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architectural & Engineering (A&E) Services for Public Housing Upgrades-
Capital Fund Projects

Background

On May 27, 2009 the THA Board of Commissioners approved Resolution 2009-05-27(1) authorizing the Executive Director to negotiate and award a contract for the ARRA Capital Fund projects to The Casey Group for Architectural and Engineering (A&E) Services in the amount not-to-exceed \$150,000.00. Since 2009, the contract has been amended seven times by resolution to its current maximum total amount of \$712,890.00. A table describing each of the amendments made to this contract to date is enclosed with this memorandum.

Staff is recommending one additional amendment to the A & E services contract that THA has entered into with the Casey Group.

Additional Scope of Services

The revised scope of services in the proposed A & E contract amendment includes structural improvements, asbestos abatement and landscape improvements at THA's seven senior public housing properties. These upgrades are either elective add-ons to the scope of services, or are needs uncovered during previous work. For THA's scattered site public housing, the revised scope of services includes roof removal and replacement, rainscreen installation, and window and siding replacements.

Cost and Source of Funding

The cost of design, drawings, specifications and inspections for the additional A & E services described above are estimated to be \$60,273.00 including contingencies.

The source of funds to pay for these additional services are the 2009 and 2010 Capital Funds Program Grants already approved and included in the 2012 THA Agency budget.

Recommendation

Approve Resolution 2012-3-28(1) authorizing the Executive Director to increase the A&E services contract by \$60,273.00 for a total amount not-to-exceed \$773,163.00.

3/28/2012

**CASEY GROUP ARCHITECTS
SUMMARY OF CONTRACT AMENDMENTS FOR PUBLIC HOUSING DESIGN RENOVATION DESIGN SERVICES**

Amendment #	THA Resolution #	Purpose of Contract Amendment	Increase	New Contract Maximum
Contract		Phase I ARRA Contract	\$150,000	\$150,000
#1	2009-05-27(1)	Phase I added work & Phase II authorization	\$12,000	\$162,000
#2	2009-10-28(1)	Phase II, G Street Improvements	\$40,000	\$202,000
#3	2009-11-18(1)	AMPS 1, 2, 3 Renovations	\$324,000	\$526,000
#4	2010 - 2 - 24 (5)	Wright Street Improvements	\$48,000	\$574,000
#5	2010 - 8-25(1)	Dixon Village; HVAC Improvements	\$15,890	\$589,890
#6	2010 - 8-25(1)	AMPS 1, 2, 3 Renovations; Additional work	\$33,000	\$622,890
#7	2010 - 8-25(1)	Phase II Ludwig, Fawcett, K & G	\$90,000	\$712,890
#8	2012-03-28(1)	Landscaping Improvements at 7 properties	\$11,000	\$723,890
#9	2012-03-28(1)	Ludwig Asbestos abatement	\$4,273	\$728,163
#10	2012-03-28(1)	Scattered Site Roofs & Windows	\$45,000	\$773,163

#3 K, G, Sixth Ave., Wilson, Fawcett, Wright, Bergerson, Ludwig & Dixon; exterior and interior improvements.

#4 Deductive Bid Alternate #1; Wright Street Siding and Windows.

#5 Dixon Village; Redesign and replace heating/ hot water system.

#6 AMPS 1, 2, 3 Additional work; Haz Mat reports and abatement, Deteriorated framing & sheathing. Unforeseen issues with decks, framing, roofs, windows and doors, and permit issues.

#7 Ludwig & Fawcett; siding, windows. K & G; insulation.



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-3-28(1)

Architectural & Engineering (A&E) Services for Public Housing Upgrades (ARRA Capital Fund Projects)

WHEREAS, The American Recovery and Reinvestment Act (ARRA) 2009 was signed into law by on February 17, 2009;

WHEREAS, The Housing and Urban Developments Office of Capital Improvements (OCI) announced that \$2.985 billion in Capital Fund formula grant funds were awarded pursuant to the ARRA;

WHEREAS, Tacoma Housing Authority (THA) received an award of \$4,096,616.00;

WHEREAS, THA has funds budgeted for these purposes in our Capital Fund Program grants;

WHEREAS, on May 27, 2009 the Housing Authority Board of Commissioners approved Resolution 2009-05-27(1) authorizing the Executive Director to negotiate and award a Phase I Contract for the ARRA Capital Fund projects to The Casey Group for A&E Services in the amount not-to-exceed \$150,000;

WHEREAS in October 2009, Resolution 2009-10-28(1) increased the Phase I contract amount by \$12,000 and authorized the first project for the Phase II work for G Street Apartments in the amount of \$40,000;

WHEREAS in 2009 and 2010, the Board of Commissioners authorized additional contract amendments, increasing the not-to-exceed contract amount by an additional \$510,000 to \$728.163;

WHEREAS, THA staff recommends the approval and appropriation of additional funds to cover added A&E Services for needed Phase II and Scattered Sites Public Housing renovations.

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

1. Approve Resolution 2012-3-28(1) authorizing the Executive Director to increase the Phase II Senior Housing contract and Scattered Sites Public Housing improvements by \$60,273.00, for a total amount not-to-exceed \$773,163.00. The funding is to complete Phase II work at 2010 Capital Fund projects and Scattered Sites Public Housing by The Casey Group for A&E Services.

Approved: March 28, 2012


for Janis Flauding, Chair