



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-7-9(2)

DATE: July 9, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architectural & Engineering (A&E) Services for Gravelly Lake Drive,
Lakewood, Project

Living Access Support Alliance (LASA) has asked THA to develop land LASA owns in Lakewood, WA into housing and community space for homeless families, and office space for LASA staff. By Resolution 2012-7-9(1), which accompanies this resolution, the Board has authorized THA to negotiate and execute a memorandum of understanding with LASA for this purpose. That resolution also authorized the expenditure of THA funds on up to \$375,000 in predevelopment costs, which the project will reimburse to THA.

Architectural and engineering services are prominent among the predevelopment services that the project requires. The state's tight development schedule requires this work to start immediately to preserve the project's chances to procure the state's funding. This resolution approves the choice of an architectural firm.

On May 31, 2012, Tacoma Housing Authority (THA) staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the project. The work consists of coordination and implementation of input from LASA, potential residents, the public and THA, complete architectural/engineering design, preparation of bid documents, bidding assistance and complete contract administration and project management services.

The project consists of a demolition of the existing houses on the site and the development of 15 housing units for families experiencing homelessness, a client service center to serve these families as well as the other families that LASA serves, and a new office for LASA..

THA advertised the RFQ via the online sources that we now use: Washington's Electronic Business Solution (WEBS) and THA's website. We also sent it directly to 209 A&E firms that have responded in the past to similar solicitations.

THA hosted a proposal conference on June 8, 2012 at THA's Salishan Family Investment Center. The project manager reviewed the scope of work and the RFQ process at the conference. Twenty-seven (27) people attended the conference. Staff answered questions via an addendum to the RFQ.

THA received fourteen (14) responsive proposals by the deadline, June 20, 2012.

An evaluation team, composed of two THA staff persons and one LASA staff person reviewed and scored the proposals according to the evaluation criteria listed in the RFQ. The team completed the first stage of the review process and determined that three firms would advance to the second stage of the review, which was the oral interviews. After the oral interviews the evaluation team voted unanimously in favor of proceeding with contract negotiations with the firm of RicefergusMiller. The evaluation scores are as noted below:

Firm	Scores				
	Experience, capacity and qualifications	Approach/ Response	Demonstrated Successes	Interviews	Total
RicefergusMiller	27.00	23.33	23.00	20.00	93.33
Environmental Works	27.66	23.33	24.66	15.00	90.67
SMR	26.33	22.67	24.00	17.00	89.66
Arc	26	23.00	23.66	0.00	72.66
Tonkin Hoyne	26.33	21.66	24.00	0.00	72.00
DKA	26.66	22.33	22.00	0.00	71.00
Mithun	25.5	22.5	22.00	0.00	70.00
BLRB	25.00	22.33	22.00	0.00	69.33
Casey + DeChant	25.33	21.66	21.66	0.00	68.66
BCRA	24.33	21	21.33	0.00	66.66
Ross Deckman	23.33	22.33	20.67	0.00	66.33
ORB	24.66	20.66	20.66	0.00	66.00
Stock	22.00	16.33	21.00	0.00	59.33
James Guererro	21.67	20.00	13.33	0.00	55.00

At this time staff is requesting the approval to negotiate and, if the negotiations are successful, to award the contract for the project to RicefergusMiller. THA has budgeted \$325,000 for costs of the project's A&E Services.

Recommendation

Approve Resolution 2012-7-9-(2) authorizing the Executive Director to negotiate and, if those negotiations are successful, to award a contract for the Architectural and Engineering Services for the Gravelly Lake Drive Project in an amount not-to-exceed \$325,000 with RicefergusMiller. If those negotiations are not successful, the Executive Director may negotiate and execute such a contract with the next listed firms above in order.



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RESOLUTION 2012-7-9 (2)

Architectural & Engineering (A&E) Services for Gravelly Lake Drive Project

WHEREAS, On May 31, 2012, Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for the Gravelly Lake Drive, Lakewood, Project;

WHEREAS, The RFQ was posted on THA's website and Washington's Electronic Business Solution (WEBS) website;

WHEREAS, Fourteen (14) firms submitted proposals by the deadline, June 20, 2012;

WHEREAS, An evaluation team, composed of (2) THA staff and (1) LASA Staff reviewed and scored the proposals according to evaluation criteria listed in the RFQ;

WHEREAS, the evaluation team voted unanimously in favor of proceeding with contract negotiations with RicefergusMiller, with the other firms listed as shown above;;

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

the Executive Director is authorized to negotiate and, if those negotiations are successful, to award a contract for the Architectural and Engineering Services for the Gravelly Lake Drive Project in an amount not-to-exceed \$325,000 with RicefergusMiller. If those negotiations are not successful, the Executive Director may negotiate and execute such a contract with the next listed firms above in order.

Approved: July 9, 2012


Janis Flauding, Chair