



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-9-26 (2)

DATE: September 26, 2012
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architecture & Engineering Services for Stewart Court Apartments - Contract Amendment

Background

This resolution extends the architect contract to cover the next phase of work at Stewart Court Apartments. Resolution 2012-2-22 (1) authorized the Executive Director to negotiate and award a contract for architectural and engineering services for the Stewart Court apartments with ORB Architects.

THA's Asset Management committee completed the development of a revitalization plan for the Stewart Court Apartments with the assistance of ORB Architects, who performed the Capital Needs Assessment and provided assistance with the preparation of the Housing Trust Fund Stage 2 application. This work was completed for \$32,000.

The scope of work for Stewart Court Apartments includes high priority exterior upgrades such as new siding, insulation, gutters and down spouts and site work, as well as replacing the electrical panels and domestic water supply system. ORB will be providing architectural, electrical engineering, geotechnical, civil engineering, Evergreen Standards documentation, and survey as well as construction oversight services for the project. The total for this phase of work is \$369,926.

The first phases of the additional work – Schematic Design and Design Development will be completed in FY 2012. The value of this work is \$138,000 and is covered in the FY 2012 Agency revised budget. The remaining work will be completed in FY 2013 and will be included in the FY 2013 Agency budget.

Board Resolution

The subject resolution seeks Board Approval to authorize staff to sign a contract amendment with ORB Architects to increase the contract amount by \$369,926 to a total not-to-exceed of \$401,926.

Recommendation

Approve Resolution 2012-9-26 (2) authorizing Executive Director or his designee to increase the contract amount for the Architectural and Engineering Services for Stewart Court Apartments project by \$369,926 for a total amount not-to-exceed of \$401,926 with ORB Architects.



TACOMA HOUSING AUTHORITY

RESOLUTION 2012-9-26 (2)

Architectural and Engineering Services for Stewart Court – Contract Amendment

WHEREAS, on February 22, 2012 The Board of Commissioners (BOC) of Tacoma Housing Authority (THA) authorized the Executive Director to award a contract to ORB Architects for Architectural and Engineering (A&E) services for Stewart Court Apartments;

WHEREAS, the first focus of the work was the Capital Needs Assessment, scope definition and assistance with the Housing Trust Fund Stage 2 application in an amount not-to-exceed of \$32,000;

WHEREAS, the construction scope has been defined and the cost for the associated A&E services is \$369,926;

WHEREAS, the work to be completed in FY 2012 is covered in the Agency 2012 budget and remaining work will be included in the FY 2013 Agency budget;

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

Authorizes Executive Director or his designee to increase the contract amount for the Architectural and Engineering Services for Stewart Court Apartments project by \$369,926 for a total amount not-to-exceed of \$401,926 with ORB Architects.

Approved: September 26, 2012



Janis Flauding, Chair