



TACOMA HOUSING AUTHORITY

RESOLUTION 2013-1-23(5)

DATE: January 23, 2013
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architecture & Engineering Services for Hillside Terrace Phase I, Amendment to Resolution 2012-2-22(5)

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.

Upon completion of the concept phase, on February 22, 2012 the Board approved Resolution 2012-2-22 (5) for the amount not-to-exceed \$2,655,000 for the 2500 Hillside Terrace Phase I design and construction administration tasks.

On October 7, 2012, the THA contractor solicited bids for the construction of the 70-unit, Phase I project. The competitive bids were higher than the budget for hard construction cost. Staff commenced a value engineering process with both the architect and contractor to mitigate the escalated cost. A result of the value engineering process was the redesign of some components of the project and the resubmittal for construction plan review to the City.

The above mentioned architecture and engineering rework resulted in an increase in architecture fees by \$148,437.00. Staff is proposing to increase the limit of the A&E contract to \$2,813,437. Funding for the proposed increase is from miscellaneous sources of MTW Capital Funds, MTW RHF funds and other funding sources contributing to the mixed finance project budget.

Recommendation

Approve Resolution 2013-1-23 (5) to amend the A&E services contract in the amount not-to-exceed \$2,813,437 for Hillside Terrace Phase I A&E Services. In addition, authorize the Executive Director to execute a change order in an amount not-to-exceed \$148,437.00.



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RESOLUTION 2013-1-23 (5)

ARCHITECTURE & ENGINEERING SERVICES FOR HILLSIDE TERRACE PHASE I, AMENDMENT TO RESOLUTION 2012-2-22(5)

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, upon completion of the concept phase, on February 22, 2012 the Board approved Resolution 2012-2-22 (5) for the amount not-to-exceed \$2,655,000 for the 2500 Hillside Terrace Phase I design and construction administration tasks;

WHEREAS, staff is proposing to amend Resolution 2012-2-22(5) to increase the not-to-exceed amount by \$148,437.00, from \$2,655,000 to \$2,813,437 for Hillside Terrace Phase I A&E Services to account for the redesign work required to reduce the construction costs.

WHEREAS,

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

The executive director is authorized to amend the A&E services contract in the amount not-to-exceed \$2,813,437 for Hillside Terrace Phase I A&E Services. In addition, he is authorized to execute a change order in an amount not-to-exceed \$148,437.00.

Approved: January 23, 2013


Janis Flauding, Chair