



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2014-9-24 (3)

**Date:** September 24, 2014  
**To:** THA Board of Commissioners  
**From:** Michael Mirra  
Executive Director  
**Re:** Architectural & Engineering (A&E) Services for 1120/1124 Martin Luther King Jr. Way, Tacoma, WA

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### **Background**

On August 1, 2014 Tacoma Housing Authority (THA) staff issued a Request for Qualifications from firms interested in providing architectural and engineering services (A&E) for a new development at 1120/1124 Martin Luther King Jr. Way, Tacoma, WA. The A&E team will provide professional Architectural and Engineering services for a new mixed-use development that will include retail space at the street level and 5 stories of workforce housing above.

THA plans to develop a mixed use building on 12,000 sf of property currently owned by the City of Tacoma (COT). The COT and THA have entered into a Purchase and Sale Agreement that stipulates that if certain milestones and criteria are met, the COT will grant the property to THA. THA has completed its early feasibility work and has determined that the property is suitable for its target of 40-50 affordable rental units over retail. THA has also reached the milestone as well as its target for securing Pre-development funds. The building design will be compatible with its neighboring historic buildings. The project will be designed and built to Evergreen Standards, Crime Prevention through Environmental Design and Transit Oriented Development Standards.

The RFQ was posted on the Washington Electronic Business Solutions and THA's website on August 1, 2014.

A pre-submittal conference was held on August 12, 2014. The Project team reviewed the scope of work and the RFQ process at the conference. Twenty eight (28) firms attended the conference. Questions were answered via an addendum.

Nine (9) responsive proposals were submitted by the deadline of August 28, 2014.

An evaluation team, comprised of three (3) THA staff, reviewed and scored the proposals according to the evaluation criteria listed in the RFQ. The committee completed the first stage of the review process and determined that three (3) firms would advance to the second stage of the review - the oral interviews. A representative of Community Health Care and the Brown Star

Grill project joined staff for the interview stage. A maximum of 100 points were available. Points were organized into four primary sections, with proposals scored on several factors, including:

1. Organizational and Staff Capacity (30 Points);
2. Approach and Response to Scope of Services (25 Points);
3. Demonstrated Success for Similar Projects (25 Points); and,
4. Interview and References (20 Points). This section was only for the three firms selected for interviews.

After the oral interviews the evaluation team voted unanimously in favor of proceeding with contract negotiations with the firm of BLRB Architects. The representatives from Community Health Care and the Brownstar Grill Redevelopment supported the selection of BLRB. It is important to note that these members did not participate in the scoring. The evaluation scores are as noted below:

Firm	Panelist 1					Panelist 2					Panelist 3					Average				
	1	2	3	4	T	1	2	3	4	T	1	2	3	4	T	1	2	3	4	Total
BLRB	25	24	22	20	91	24	23	20	20	87	26	24	23	19	92	25.00	23.67	21.67	19.67	90.00
SMR	26	22	22	14	84	26	22	22	14	84	27	23	23	15	88	26.33	22.33	22.33	14.33	85.33
Casey + DeChant	27	23	23	17	90	27	23	19	10	79	26	23	18	17	84	26.67	23.00	20.00	14.67	84.33
Studio 9	23	22	21	0	66	25	24	18	0	67	26	23	20	0	69	24.67	23.00	19.67	0.00	67.33
GGLO	26	22	21	0	69	25	18	18	0	61	28	23	20	0	71	26.33	21.00	19.67	0.00	67.00
Tonkin	26	22	22	0	70	26	20	19	0	65	27	20	18	0	65	26.33	20.67	19.67	0.00	66.67
Schemata	26	22	22	0	70	23	18	18	0	59	24	20	15	0	59	24.33	20.00	18.33	0.00	62.67
Jon Graves	22	20	21	0	63	20	15	15	0	50	20	15	15	0	50	20.67	16.67	17.00	0.00	54.33
Patricia Brennen	Non responsive																			

### **Recommendation**

Approve Resolution No. 2014-9-24(3) authorizing the Executive Director to negotiate and award a Contract for the Architectural and Engineering Services for the 1120/1124 Martin Luther King Jr. Way, Tacoma, WA project in an amount not-to-exceed of \$ 225,000 for the predevelopment phase of work to BLRB Architects. If staff is unable to negotiate a contract with the highest ranking firm, authorize the Executive director to negotiate and award a contract with the second highest ranking firm of SMR.





# TACOMA HOUSING AUTHORITY

## RESOLUTION 2014-9-24 (3)

### Architectural & Engineering (A&E) Services for 11120/1124 Martin Luther King Jr. Way, Tacoma, WA

A RESOLUTION of the Board of Commissioners of the Housing Authority of the City of Tacoma

**Whereas,** On August 1, 2014 Tacoma Housing Authority (THA) Staff issued a Request for Qualifications (RFQ) from firms interested in providing architectural and engineering services for 1120/1124 Martin Luther King Jr. Way, Tacoma, WA;

**Whereas,** The RFQ was posted on the Washington Electronic Business Solutions and THA's website on August 1, 2014.

**Whereas,** Nine firms submitted proposal by the deadline of August 28, 2014, 8 were deemed responsive;

**Whereas,** an evaluation team, composed of three (3) THA staff reviewed and scored the proposal according to evaluation criteria listed in the RFQ;

**Whereas,** the evaluation team voted unanimously in favor of proceeding with contract negotiations with BLRB Architects.

***Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington as follows:***

The Board authorizes the Executive Director to negotiate and award a Contract for the Architectural and Engineering Services for predevelopment services needed for 1120/1124 Martin Luther King Jr. Way, Tacoma, WA project in an amount not-to-exceed of \$ 225,000 for the predevelopment phase of work to BLRB Architects. If staff is unable to negotiate a contract with the highest ranking firm, the Board authorizes the Executive director to negotiate and award a contract with the second highest ranking firm of SMR.

**Approved: September 24, 2014**

  
Stan Rumbaugh, Chair