



TACOMA HOUSING AUTHORITY

RESOLUTION 2010-2-24 (5)

DATE: February 24, 2010
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Architectural & Engineering (A&E) Services for Multifamily Public Housing Upgrades-American Reinvestment and Recovery Act (ARRA) Capital Fund Projects

Background

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. 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. Resolution 2009-11-18(1) increased the Phase II contract amount by \$324,000 and authorized continuation of the Phase II work.

During Phase I, the architect met with Tacoma Housing Authority (THA) staff, developed as-built drawings, inspected the buildings envelope, reviewed and investigated the needed repairs and upgrades and developed priorities for the work bid packages. All of the Phase I work for A&E services has been satisfactorily completed by the Casey Group.

Phase II of the contract encompasses the development of the design details, construction plans, specifications, drawings, and bid packages for the work. Limited construction field observation and testing will be provided as required. Phase II A&E work is nearing completion.

At this time staff is requesting the approval to increase the contract amount by \$ 48,000.00 for additional Phase II services. THA staff concludes that the existing bid climate warrants the inclusion of additional work in the Phase II A&E work. The budgeted cost for the completion of the Phase II Services is Not-to-Exceed \$574,000.

At the conclusion of the Phase II process, The Casey Group and staff will have provided the necessary construction documents for THA staff to competitively bid out all of the work identified in Phase I.

Recommendation

Approve Resolution 2010-2-24(5) authorizing the Executive Director to approve an increase in Phase II of the contract by \$48,000.00 for a total amount not-to-exceed \$574,000.



TACOMA HOUSING AUTHORITY

RESOLUTION 2010-2-24(5)

Architectural & Engineering (A&E) Services for Multifamily 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 received approval of Resolution 2009-05-27(1) for Architectural & Engineering Services;

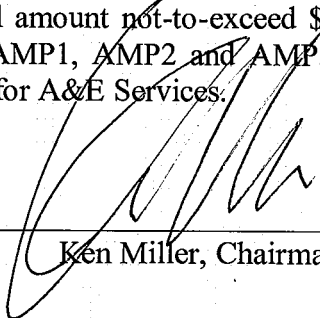
WHEREAS, May 27, 2009 the Housing Authority Board of Commissioners approved Resolution 2009-05-27(1) authorizing the Executive Director to negotiate and award a Phase I Contract for the ARRA Capital Fund projects to The Casey Group for A&E Services in the amount not-to-exceed \$150,000 and in October 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 and in November 2009 Resolution 2009-11-18(1) increased the Phase II contract amount by \$324,000;

WHEREAS, The staff recommends the approval and appropriation of additional funds to cover completion of the work in Phase II of the contract.

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

1. Approve Resolution 2010-2-24(5) authorizing the Executive Director to increase the Phase II contract by \$48,000.00 for a total amount not-to-exceed \$874,000.00. The funding is to complete Phase II work at AMP1, AMP2 and AMP3 for the ARRA Capital Fund projects by The Casey Group for A&E Services.

Approved: February 24, 2010



Ken Miller, Chairman