

HOUSING AUTHORITY OF THE CITY OF EVERETT – GC/CM

- PARK DISTRICT PROJECT

1. We do not see consultants with heavy experience and use of Washington State GC/CM on the team and while we appreciate the owner wanting to use an internal team, we are concerned about experience in the delivery method. Do you foresee an outside GC/CM consultant being used to assist? The Housing Authority has used Foster Garvey PC to date relative to GC/CM contracting and legal matters. Additionally, the Housing Authority has reached out to OAC Services, Inc and intends to utilize their services as needed during the process.
2. The project schedule shows nothing regarding the procurement of the GC/CM and the schedule for getting to a GMP. Please revise the schedule to show a detailed approach to procurement process and getting to the GMP. Please note that procurement by housing authorities is regulated by 24 CFR 85.36 with further guidance by HUD Handbook 7460.8 which is subject to federal audit. Anticipated dates for GC/CM procurement and GMP process are included below. Please note that these dates are subject to change.

GC/CM process:

CPARB PRC Approval	January 27 th 2023
GC/CM SOQ Due Date	February 24 th , 2023, 2:00 PM
Notify GC/CM short listed finalists	March 8 th , 2023
Interviews	March 22 nd , 2023
Notify highest the evaluated firms to submit final proposals	March 29 th , 2023
Potential Site & Office Visits	April 5 th , 2023
Deadline for sealed final proposals	April 12 th , 2023, 2:00 pm
Public opening and notification of scoring	April 12 th , 2023, 2:00 pm

GMP process:

Phase 1 CD set issuance: 11/15/2024

GC/CM RFP process: 11/15/2024 – 01/03/2025

EHA review of bids and subcontractor selection: 01/03/2025 – 01/10/2025

GMP signed: 01/13/2025

3. The budget shows a cost of around \$287 million and the funding shows \$123 million available or partially available. Where and when will the remaining funding be available, and will it require a vote of the people? What is your plan if the remaining funds do not become available? Park District is a phased project that incorporates multiple phases of infrastructure and corresponding vertical phase. Housing authorities have no taxing or levy authority, and must compete for financing similar to private developers. Funding for each phase would be sized as programming progresses along with entitlement approvals. Options to consider in the event funding is insufficient (as it is market driven and is available subject to price) are program and schedule changes, financing structures (considerations for mezzanine debt) and disposition options.

CAPITAL PROJECTS ADVISORY REVIEW BOARD

PROJECT REVIEW COMMITTEE

QUESTIONS RE: PROJECT APPLICATION

Meeting Date: January 27, 2023

4. Could you share past data of MBE/DBE/SBE utilization for each line item or at a minimum share goal/requirement/forecast vs actual on each line item. If you did not track – place “X”. The Housing Authority did not previously track SWMBE utilization. However, the Housing Authority is now tracking utilization on new construction projects going forward. The Housing Authority does track on a vendor basis and this information could be supplied if requested.
5. Please provide a narrative to how you came to the SWMBE target of 30%. Could you split your goal requirements response for this project into MBE, DBE, WBE, and SBE? The Housing Authority adopted a new mission statement in 2020: The Everett Housing Authority creates affordable housing, fosters healthy communities where households thrive, and replaces systemic racism with equity for all. In addition to this mission statement, EHA includes 4 main points of action to meet this mission statement:
 - Create 1,500 EHA owned or supported housing units by 2030 primarily through new development.
 - Direct our resources towards creating diverse, healthy communities of opportunity where children and adults flourish.
 - Foster a workplace where every employee is proud of their contribution to EHA’s mission.
 - The race — as well as other physical or social or characteristics or sexual orientation—of any client or staff will have no impact on how they fare in EHA’s programs or their potential in the organization.

The combination of these items drives the Housing Authority to be aggressive in its goals and to strive to achieve them as best possible. On a project such as this, the eventual GC/CM will be key in achieving these goals as it will have the majority of the job cost flow through its contracts. The Housing Authority does not have a specific breakdown of MBE/DBE/WBE/SBE targets at this time as this project is still in the very early stages, but it will work closely with the eventual GC/CM to ensure significant efforts are undertaken to provide adequate outreach and recruitment.

6. What have been the lessons learned from the current GC/CM project the owner is undertaking? We had some minor missteps through the GC/CM solicitation process which we are revising going forward. Allowing more time for team review of the RFQ responses, and additional preparation time for GC/CM’s at the interview stage. Otherwise, the process has so far been smooth. The GC is under an interim agreement until such time as we begin GMP negotiations.
7. Can you please provide more details on what sort of administrative support and mentorship EHA may to offer smaller firms on this project? At this time, the Housing Authority is prepared to assist smaller firms with training as required for compliance. Additionally, the Housing Authority will provide assistance as needed for firms to comply with the required reporting.