



April 9, 2021

TO: CADA Board of Directors

**SUBJECT: April 16, 2021, Board Meeting
AGENDA ITEM 6
AUTHORIZATION TO AMEND BOARD RESOLUTION FOR THE 1322 O
STREET AFFORDABLE HOUSING PROJECT**

CONTACT: Renée Funston, Development Manager
Tom Kigar, Special Projects Director
Wendy S. Saunders, Executive Director

RECOMMENDED ACTION

Staff recommends the Board amend Resolution No. 20 – 27 adopted at the September 18, 2020 Board Meeting by adding the language, “and to authorize an allocation of \$78,260 from the Development Reserves”.

BACKGROUND

At the September 18, 2020 Board meeting the Board approved the recommended action for the 1322 O Street Affordable Housing Project as follows:

- Amend the design contract with Williams + Paddon Architects (W + P) in an amount of \$78,260 to authorize W + P to complete value-engineering studies and revise the current plans to increase the Project site to .26 acres, and
- Authorize an allocation of \$78,260 from the Development Reserves.

Staff had inadvertently omitted the language “and to authorize an allocation of \$78,260 from the Development Reserves” from Resolution No. 20 – 27 that was adopted at the September 18, 2020 Board Meeting.

The Recommended Action is to amend the attached Resolution No. 20 – 27 by adding the above redlined missing language. There are no other revisions recommended as a part of this action.

RESOLUTION NO. 20 - 27

Adopted by the Capitol Area Development Authority

September 18, 2020

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE CONTRACT WITH WILLIAMS + PADDON ARCHITECTS FOR THE 1322 O STREET AFFORDABLE HOUSING PROJECT

WHEREAS, CADA entered into a Consulting Agreement for Design Services with Williams + Paddon (W + P) to commence the first of five phases of design work at a cost of \$14,144; and

WHEREAS, on August 16, 2019, the Board authorized Amendment #1 of the contract with W + P to commence work on the Schematic Design Phase (Phase 2) and the Design Development Phase (Phase 3) at a cost of \$121,902; and

WHEREAS, on January 24, 2020 the Board authorized Amendment #2 of the contract to approve the Construction Documentation and Permit Processing Phase (Phase 4) at a cost of \$206,808, and the Bidding and Construction Administration (Phase 5) at a cost of \$84,391; and

WHEREAS, on March 20, 2020 the Board authorized Amendment #3 of the contract with W + P in the amount of \$70,000 to hire Holmes Structures for incorporation of renewable construction materials bringing the total W + P contract amount to \$497,245; and

WHEREAS, on July 7, 2020, W + P and the General Contractor, Tricorp Group completed in-depth value-engineering of the plans to save \$541,000 on hard construction costs; and

WHEREAS, on July 30, 2020, Staff submitted a competitive HCD Transit-Oriented Development Housing Program application for \$10 million, which awards points for encouraging higher densities, including performing a Lot Line Adjustment to increase the Project site to .26 acres; and

WHEREAS, on August 11, 2020, W + P submitted a cost proposal of \$78,260 for value-engineering and revising the Construction Documents based on increasing the Project site.

NOW, THEREFORE, BE IT RESOLVED, by the Capitol Area Development Authority Board of Directors that the Board authorizes the Executive Director to amend the contract with W + P in the amount of \$78,260 to cover the cost of W + P completing value-engineering for the Project, to authorize W + P to revise the plans to increase the Project site to .26 acres and to authorize an allocation of \$78,260 from the Development Reserves.

Ann Bailey, Chair

ATTEST:

Jill Bagley-Azevedo
Acting Secretary to the Board of Directors