CONTRACT AWARD ANALYSIS AND RECOMMENDATION

Contracting Agency: Housing Authority of the City of Milwaukee Type of Work, Services, or Material: Planning and Architectural/Engineering Services Housing Development: Westlawn Gardens Phase 2 **Budget Amount:** \$3,500,000.00 not-to-exceed Budget/Account Number: CNI, 390-413010-1900; WG2 Tax Credits, XXX-413010 Firm City, State Amount Torti Gallas and Partners Inc. Washington, DC \$3,500,000.00 not-to-exceed **PROCUREMENT REVIEW PROCURING SECTION:** Modernization & Development Services Torti Gallas and Partners Inc. (TGP) performed satisfactorily as the planner and architect/engineer for the first phase of revitalization at Westlawn, i.e. the eastern portion now known as Westlawn Gardens, on a contract issued in 2009. TGP's services included a General Planned Development (GPD) for the entire site, i.e. the eastern and western portions, which was approved by the City of Milwaukee. In the interest of continuity of plan/design and of saving time/money, HACM entered into a new contract with TGP in 2016 for the second phase of revitalization, i.e. the western portion now known as Westlawn Gardens Phase 2. The 2016 contract includes work for the remainder of the entire Westlawn revitalization project. However, the 2016 contract reached the maximum allowable contract length of five (5) years on 06/30/2021 and cannot be extended. Again in the interest of continuity of plan/design and of saving time/money, a new contract pursuant to a non-competitive procurement as allowed by the Code of Federal Regulations is needed for TGP to complete the remaining work required for Westlawn Gardens Phase 2. The scope and fees for the remaining work have already been negotiated under the 2016 contract, and the value of the fees for the remaining work is approximately \$3,200,000.00. TGP and the same set of subcontractors will continue on the new contract at the dollar amounts remaining when the 2016 contract expired. Additional services are anticipated to be negotiated in the future, estimated at \$300,000.00. The Modernization & Development Services Section recommends award of a contract to TGP for \$3,500,000.00 not to exceed for the remaining services required for Westlawn Gardens Phase 2, subject to HUD approval if it is determined that such approval is required. The contract period will be 07/01/2021 through 06/30/2026. Vice President of Construction _____ **EMERGING BUSINESS ENTERPRISES** Target Contracting ____25__% 20% MBE and/or WBE 5% any designation (MBE, WBE, DBE, EBE, SBE, VOB) Proposed Contracting 23 % MBE/WBE Proposed contracting percentage is for the currently negotiated scope of work for the entirety of Westlawn Gardens Phase 2, now divided between the original 2016 contract and the new contract. Current certification of the proposed EBE subcontractors has been verified. Torti Gallas and Partners Inc. will honor its existing EBE commitments on the

Procurement/Contracts Director _____

new contract.

CONTRACT AWARD ANALYSIS AND RECOMMENDATION

Housing Authority of the City of Milwaukee

Date _____

Contracting Agency:

APPROVED

Type of Work, Services, or Material: Planning and Architectural/Engineering Services Housing Development: Westlawn Gardens Phase 2 **Budget Amount:** \$3,500,000.00 not-to-exceed Budget/Account Number: CNI, 390-413010-1900; WG2 Tax Credits, XXX-413010 Firm City, State Amount Torti Gallas and Partners Inc. Washington, DC \$3,500,000.00 not-to-exceed **SECTION 3** NOT APPLICABLE (Non-Construction, Professional Services That Require An Advanced Degree Or Professional Licensing) Procurement/Contracts Director _____ FINANCE AND ACCOUNTING Finance and Accounting concurs with the recommendation of the Procuring Section to award contract to Torti Gallas and Partners Inc. Charge the account number(s) as indicated above. Grants Accountant/Budget Analyst RECOMMENDATION RECOMMEND AWARD OF CONTRACT TO TORTI GALLAS AND PARTNERS INC. **APPROVAL RECOMMENDED** Chief Financial Officer _____ Date

Secretary–Executive Director