



RESOLUTION NO. 23-18

RESOLUTION AUTHORIZING THE NEGOTIATION OF A CONTRACT WITH GSMA, INC., TO PROVIDE ARCHITECTURAL SERVICES FOR THE BERNICIA PLACE AFFORDABLE HOUSING DEVELOPMENT

WHEREAS, by Resolution No. 20-21, Harris County Housing Authority (HCHA) authorized negotiation with Metropolitan Transit Authority of Harris County for the acquisition of land on which to construct a multi-family affordable housing project to be named Bernicia Place consisting of approximately 120 units to be located at the Southeast corner of Old Spanish Trail and Scottcrest Dr., Houston, Texas 77021; and

WHEREAS, by Resolution No. 22-47, HCHA authorized the financing of construction and other actions required for development of Bernicia Place through bonds to be issued by Harris County Housing Authority Public Facility Corporation; and

WHEREAS, HCHA's plans to develop Bernicia Place have reached the point where architectural and engineering services are required to move the project forward; and

WHEREAS, HCHA published on its website its Request for Qualifications #23-01 (RFQ), for firms to provide architectural and engineering services for HCHA's future affordable housing developments; and

WHEREAS, the RFQ was advertised in the Houston Chronicle on February 19, 2023, and February 26, 2023, and posted on HCHA's website on February 20, 2023; and

WHEREAS, responses to the RFQ were due on March 13, 2023, but by amendment the due date was extended to March 17, 2023; and

WHEREAS, HCHA received three responses that were reviewed, evaluated, and ranked by HCHA's staff as follows:

1. GSMA Inc.
2. Smith & Company Architects, Inc.
3. 1919 Architects

WHEREAS, GSMA, Inc., was determined by HCHA's staff to be the most qualified architectural firm to provide architectural and engineering services, and HCHA or Bernicia Place, LP (the Texas limited partnership formed by HCHA's instrumentality, HCHA Redevelopment Authority, Inc., for the purpose of developing, owning, and operating Bernicia Place) requires architectural and engineering services to move ahead with constructing and developing Bernicia Place; and

WHEREAS, HCHA's staff has reviewed and evaluated previous contracts for architectural and engineering services for similar affordable housing projects in which other housing authorities, or HCHA, its affiliates, or instrumentalities participated, and has considered the costs GSMA, Inc., is likely to incur in providing architectural and engineering services for Bernicia Place, and has considered other factors permitted by HCHA's procurement policy and has determined the cost of architectural and engineering services for Bernicia Place should not exceed a specified maximum amount;

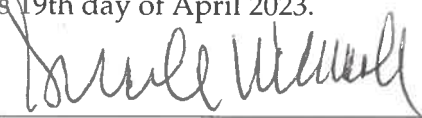
NOW, THEREFORE, BE IT RESOLVED, that HCHA's Board of Commissioners authorizes its Executive Director or Acting Executive Director to negotiate a proposed contract with GSMA, Inc., for the architectural and engineering services required to construct and otherwise develop Bernicia Place, which authority includes:

1. The authority to negotiate a proposed contract containing terms and conditions substantially the same as those set forth in either HUD Form 51915 or the American Institute of Architects' Standard Form of Agreement between Owner and Architect, with such changes and modifications as she determines are reasonable, necessary, or appropriate;
2. The authority to negotiate a reasonable price for the architectural and engineering services required, which price may be up to but must not exceed the specified maximum amount as determined by HCHA's staff; and
3. The authority to take such other actions necessary or convenient to carry out the purposes of this resolution.

BE IT FURTHER RESOLVED that, after negotiation of the terms of a proposed contract is completed, at a later meeting this Board will determine whether or not to award GSMA, Inc., a contract on the terms negotiated.

PASSED by the Board of Commissioners this 19th day of April 2023.

Chair:



Gerald Womack

Acting Secretary:



Melissa Quijano