



**RESOLUTION NO. 23-31**

**RESOLUTION AUTHORIZING THE NEGOTIATION AND EXECUTION OF A  
CONTRACT WITH GSMA, INC., TO PROVIDE ARCHITECTURAL AND  
ENGINEERING 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 multifamily 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 (A/E 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 A/E 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**, 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; and

**WHEREAS**, GSMA, Inc. (GSMA), was determined by HCHA's staff to be the most qualified architectural firm to provide the A/E 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 A/E services to move ahead with constructing and developing Bernicia Place; and

**WHEREAS**, by Resolution No. 23-18, HCHA authorized its Executive Director or Acting Executive Director to negotiate a proposed contract with GSMA, Inc. After GSMA was notified that it was determined to be the most qualified architectural firm, after negotiations, GSMA provided HCHA its Proposal for the A/E Services, a copy of which is attached to this resolution; and


**WHEREAS**, HCHA's staff has reviewed and evaluated previous contracts for A/E Services for similar affordable housing projects HCHA, its affiliates, or instrumentalities participated in, has considered the costs to HCHA of the A/E Services for those affordable housing projects, has considered the costs GSMA is likely to incur in providing A/E Services for Bernicia Place, and has determined that GSMA's Proposal for the A/E Services for Bernicia Place is reasonable and will provide good value to HCHA; and

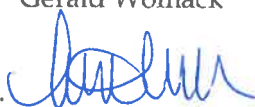
**WHEREAS**, the Proposal includes the basic architectural services described in the American Institutes of Architects' Standard Form of Agreement between Owner and Architect and also includes five specific parts or components of A/E Services (identified as Parts 2 - 6 in the Proposal) consisting of: the Schematic Design Phase, Design Development Phase, Construction Documentation Phase, Bidding and Negotiation Phase, and Construction Administration Phase.

**NOW, THEREFORE, BE IT RESOLVED**, that HCHA's Board of Commissioners authorizes its Executive Director or Acting Executive Director to negotiate a contract with GSMA for the A/E Services required to construct and otherwise develop Bernicia Place, which authority includes:

1. The negotiation of a contract with GSMA for an amount not to exceed \$1,671,690;
2. The negotiation of a contract containing terms and conditions substantially the same as those set forth in the American Institute of Architects' Standard Form of Agreement between Owner and Architect, or any other applicable American Institute of Architects' form, with such changes and modifications as she determines are reasonable, necessary, or appropriate; and
3. The authority to take such other actions necessary or convenient to carry out the purposes of this resolution.

**PASSED**, by the Board of Commissioners this 19th day of July 2023.

Chair:   
Gerald Womack

Acting Secretary:   
Melissa Quijano

Attachment: GSMA Proposal