



# TACOMA HOUSING AUTHORITY

## RESOLUTION 2007-06-15 (2)

DATE: June 15, 2007  
TO: Board of Commissioners  
FROM: Michael Mirra, Executive Director  
RE: Authorization to Negotiate Changes to Modification 3 to the Construction Manager/General Contractor Contract with Walsh Construction for Salishan Hope VI Redevelopment II & III for Salishan 4 Vertical Construction

### **Background**

On August 23, 2006, the Board of Commissioners approved Resolution 2006-08-23 (1) authorizing the Executive Director the authority to negotiate and execute the contract for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction. The resolution authorized the Executive Director to award the contract in phases through amendments to the Predevelopment Services Agreement. The Resolution also authorized the Executive Director to negotiate and execute the Preconstruction Services agreement and the first modification to the agreement for the FICA Tenant Improvements/Addition. On October 25, 2006, the Board of Commissioners approved Resolution 2006-10-25 (1) giving the Executive Director the authority to negotiate and execute the second modification to the Contract for Demolition. On February 28, 2007, the Board of Commissioners approved Resolution 2007-02-28 (2) giving the Executive Director the authority to negotiate and execute the third modification to the Contract for Salishan 4 10% Spend down. On April 25, 2007, the Board of Commissioners approved Resolution 2007-04-25 (1) giving the Executive Director the authority to negotiate and execute the fourth modification to the contract for Phase II Area 2 Infrastructure.

At this time staff is requesting the approval to negotiate change orders to Modification 3 to the CM/GC contract for Phase 2, Salishan 4 Vertical in an amount not to exceed \$ 13,119,154. The total GMP for Sal 4 will be \$14,619,154.

### **Recommendation**

Approve Resolution 2007-06-15 (2) authorizing the Executive Director to negotiate and execute the change orders to Modification 3 to the GC/CM Contract for Salishan HOPE VI Redevelopment Phase II & III with Walsh construction for Phase II, Salishan 4 Vertical Construction in the amount not to exceed of \$13,119,154.



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## RESOLUTION 2007-06-15(2)

### CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES SALISHAN HOPE VI REDEVELOPMENT PHASE II AND PHASE III CHANGE ORDERS TO MODIFICATION 3 PHASE II SALISHAN 4 VERTICAL

**Whereas,** Resolution 2006-08-23 (1) authorized the Executive Director the authority to negotiate and execute the contract for the Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction;

**Whereas,** The resolution authorized the Executive Director to award the contract in phases through modifications to the Predevelopment Services Agreement;

**Whereas,** The Resolution also authorized the Executive Director to negotiate and execute the Preconstruction Services agreement and the first modification to the agreement for the FICA Tenant Improvements/Addition;

**Whereas,** Resolution 2006-10-25 (1) authorized the Executive Director the authority to negotiate and execute Modification 2 to the agreement for the Demolition of Phase 2;

**Whereas,** Resolution 2007-02 (1) authorized the Executive Director the authority to negotiate and execute Modification 3 to the agreement for 10% Spend down for Salishan 4;

**Whereas,** Resolution 2007-04-25 (1) giving the Executive Director the authority to negotiate and execute Modification 4 to the contract for Phase II Area 2 Infrastructure.

**Whereas,** The Authority has developed a preliminary budget of \$58 Million for Phase II of the project, and;

**Whereas,** The project will be funded through a mix of financing strategies including Capital Funds, HOPE VI, Equity contributions, Construction Loans;

**Resolved by the Board of Commissioners of the Housing Authority of the City of Tacoma, Washington,**

1. The Executive Director has the authority to negotiate the change orders to Amendment 3 of the contract for the Salishan 4 Vertical of Phase II in the amount not to exceed of \$13,119,154.

**Approved: June 15, 2007**

  
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Stan Rumbaugh, Chairman