



TACOMA HOUSING AUTHORITY

RESOLUTION 2008-01-23 (1)

DATE: January 23, 2008

TO: Board of Commissioners

FROM: Michael Mirra
Executive Director

RE: Modification 5 to the Construction Manager/General Contractor Contract with Walsh Construction for Salishan Hope VI Redevelopment II & III for Salishan Maintenance Facility

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. I review the phases below. 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 June 15, 2007, the Board of Commissioners approved Resolution 2007-06-15 (2) giving the Executive Director the authorization 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.

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 execute Modification 5 for a design build contract for the construction of a prefabricated metal building to serve as the Salishan Maintenance building. Over the past few months, staff has worked with Walsh Construction, McGranahan Architects, Quantum Management and THA Property Management to develop the schematic design and construction cost estimate. Final plans were submitted to the City of Tacoma for permitting on January 15, 2008. Construction is scheduled to start in early April 2008. The budget for the Maintenance Building has already been included in the Sal 2A overall budget and will not exceed \$600,000.

Recommendation

Approve Resolution 2008-01-23 (1) authorizing the Executive Director to negotiate and execute Modification 5 to the GC/CM Contract for the Salishan Maintenance Building with Walsh construction in the amount not to exceed of \$600,000.



TACOMA HOUSING AUTHORITY

RESOLUTION 2008-01-23 (1)

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES SALISHAN HOPE VI REDEVELOPMENT PHASE II AND PHASE III DESIGN – BUILD OF THE SALISHAN MAINTENANCE BUILDING

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 2007-02-28 (2) authorized the Executive Director the authority to negotiate and execute Modification 3 to the agreement for 10% Spend down for Salishan 4;

Whereas, Resolution 2007-06-15 (2) giving the Executive Director the authority to negotiate and execute change orders to Modification 3, Phase II to Salishan 4 vertical construction.

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;

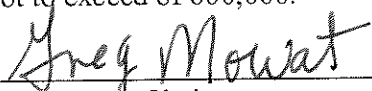
Whereas, The Authority has developed a preliminary budget of \$58 million for Phase II of the project; and

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. That the Executive Director has the authority to negotiate and execute a design build contract for the construction of a maintenance facility as Modification 5 of the contract for the Salishan 2A portion of Phase II in the amount not to exceed of 600,000.

Approved: January 23, 2008



Greg Mowat, Chairman



TACOMA HOUSING AUTHORITY

CERTIFICATE

I, the undersigned, the duly chosen, qualified and acting Executive Director of the Housing Authority of the City of Tacoma (the "Authority") and keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No. 2008-01-23 (1) (the "Resolution") is a true and correct copy of the resolution of the Board of Commissioners of the Authority as adopted at a meeting of the Authority held on the 23rd day of January 2008, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of January 2008.

Michael Mirra, Executive Director
Tacoma Housing Authority