



TACOMA HOUSING AUTHORITY

RESOLUTION 2008-03-26 (2)

DATE: March 26, 2008
TO: Board of Commissioners
FROM: Michael Mirra, Executive Director
RE: Authorization to award Modification 6 to the Construction Manager/General Contractor Contract with Walsh Construction for Salishan Hope VI Redevelopment II & III for Salishan 5 Vertical Construction Spenddown

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 modifications to the Predevelopment Services Agreement.

On January 23, 2008 the most recent modification was approved by the board of Commissioners. Resolution 2008-01-23 (1) gave the Executive Director 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 2A portion of Phase II in the amount not to exceed \$600,000.

The Tax Credit funding for Salishan 5 (90 units) requires the Authority to spend 10% of the total cost for the project by June 30, 2008. Salishan 5 construction is scheduled to start in August 2008. In order to meet the spend down requirement it is necessary that the CM/GC begin procurement of building materials in the amount not to exceed \$2,000,000.

At this time staff is requesting the approval to award sixth modification to the CM/GC contract for Salishan 5 for 10% spend down in an amount not to exceed of \$ 2,000,000.

Recommendation

Approve Resolution 2008-02-28 () authorizing the Executive Director to negotiate and execute the sixth modification to the GC/CM Contract for Salishan HOPE VI Redevelopment Phase II & II with Walsh Construction for Salishan 5 - 10% spend down in an amount not to exceed of \$2,000,000.



TACOMA HOUSING AUTHORITY

RESOLUTION 2008-02-27 ()

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES SALISHAN HOPE VI REDEVELOPMENT PHASE II AND PHASE III CHANGE ORDERS TO MODIFICATION 6 PHASE II SALISHAN 5 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 Tax Credit funding for Salishan 5 (90 units) requires the Authority to spend 10% of the total cost for the project by June 30, 2008.

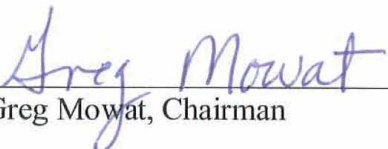
Whereas, The Authority has developed a preliminary budget of \$58 Million for Phase II of the project, and;

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 and execute the sixth modification to the Contract for Construction Manager/General Contractor for Salishan HOPE VI Redevelopment Phase II & III with Walsh Construction for Salishan 5 - 10% Spend down in an amount not to exceed of \$2,000,000.

Approved: February 27, 2008



Greg Mowat, Chairman